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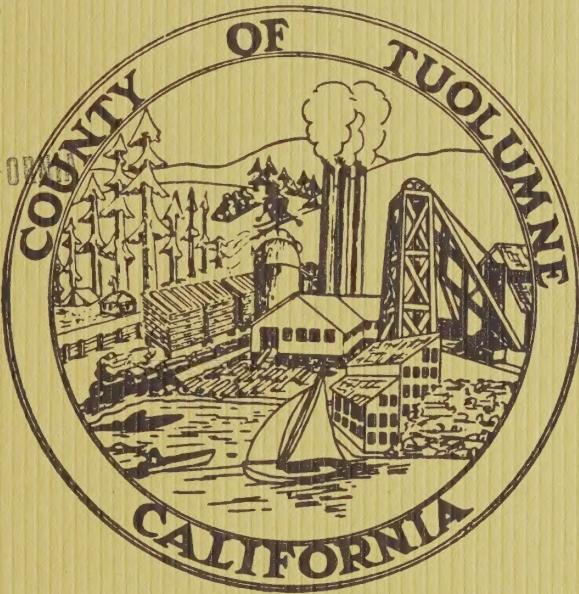
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GENERAL PLAN

INSTITUTE OF GOVERNMENTAL
PREDICTIVE POLICY

NOV 20 1980

UNIVERSITY OF CALIFORNIA



COUNTY OF TUOLUMNE,
CALIFORNIA

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DUNCAN & JONES
Urban & Environmental Planning Consultants

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GENERAL PLAN COUNTY OF TUOLUMNE, CALIFORNIA

AUGUST 1980

Adopted by the Tuolumne County Board of Supervisors,
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I. INTRODUCTION

This General Plan, consisting of a general plan text, decision system, and accompanying general plan maps, is the second to last report produced in the Tuolumne County General Plan Revision Program. This General Plan was formally adopted by the County's Board of Supervisors on August 26, 1980, following public hearings held by both the Planning Commission and Board of Supervisors. Earlier drafts of this Plan were also reviewed by the General Plan Team (GPT), public officials, and citizens of Tuolumne County.

The other reports prepared in this program, and upon which this General Plan is largely based, are as follows:

- Rough Draft General Plan, prepared by Duncan & Jones, January 24, 1980.
- Sketch General Plan, prepared by Duncan & Jones, December 7, 1979.
- Data Base, Maps, prepared by Duncan & Jones, November 23, 1979.
- Issues and Policy Choices, prepared by Duncan & Jones, October 12, 1979.

In addition, the following documents and discrete elements have been relied upon heavily.

- Resource Inventory, prepared by County Staff, 1978.
- Proposed Land Use and Conservation Element, prepared by the County's General Plan Project Staff, February 1979.
- Supporting Document for Phase One of Tuolumne County's General Plan Project, prepared by the County's General Plan Project Staff, January 17, 1978.

- Housing Element, Tuolumne County, California, Adopted June 28, 1977.
- Areawide Housing Element, Central Sierra Planning Council, January 1978.
- Tuolumne County General Plan's Policies/Objectives, prepared by the Tuolumne County Planning Department, September 1978.
- Areawide Planning Study for Water and Sewer, prepared by Jorgensen-Tolladay Engineers, April 18, 1972.
- Technical Supplement to the Economic Base Report of Tuolumne County, March 1968.

These reports contain most of the supporting documentation of the policies and implementation recommendations included in the General Plan. The most germane data and supporting documentation are in the General Plan's MEIR Documentation. A Master Environmental Impact Report on the Modified Draft General Plan was also prepared.

WHAT IS A GENERAL PLAN?

This General Plan is a composite of many policies, programs and actions, intended to govern the future physical development of Tuolumne County. The policies are designed to preserve and enhance existing development, and to provide for orderly and appropriate new development to meet the needs of the area over the next twenty years. Although the plan covers the period from 1980 to 2000, the emphasis is upon actions which should be taken in the more immediate future.

Several criteria have been applied in the preparation of this General Plan which serve to distinguish it from other general plans. First, it has been recognized that to be effective the plan should be prepared in a form which readily permits supplementation and amendment. It is hoped that the looseleaf format, and the presentation on a chapter-by-chapter basis will serve this purpose, and avoid the monolithic take-it-or-ignore-it character of many general plans. Second, to enable the Plan text to be capable of adoption and execution as a legislative document

1 to the greatest extent possible, it has been purged of narrative text, is
2 concise and addresses only the policies to be followed and the implementa-
3 tion efforts these imply or require. Thirdly, to a great extent, the pol-
4 icies have been formulated from the standpoint of what is achievable and
5 feasible, now or in the relatively short-term future. While this may dimin-
6 ish the visionary or utopian character of the Plan to some extent, it is
7 increasingly less acceptable to set planning objectives or policies which
8 are not implementable from a practical standpoint or which have only a deco-
9 rative purpose. In some instances, the expression of the policies has in-
10 volved difficult trade-offs between conflicting purposes or values. The
11 results are not likely to please everyone, and in some cases represent the
12 apparently least undesirable of several less than satisfactory alternatives.
13

14 **GENERAL PLAN MAPS**
15

16 The General Plan maps indicate the type, intensity and distribution of land
17 use throughout the unincorporated portion of the County. Territory within
18 the City of Sonora, the only incorporated community in Tuolumne County, is
19 intentionally omitted from the County's General Plan Area due in part to its
20 unique character and problems and also because the City maintains its own
21 separate General Plan and exercises land use controls within its juris-
22 diction that are distinct from those of the County of Tuolumne.
23

24 The General Plan maps contain eight major categories of land use designa-
25 tions and indicate appropriate areas for each of them. A discussion of
26 the major characteristics of each of the General Plan land use categories
27 is included in the General Plan map section in each of the chapters of
28 this report. The land use categories used in the General Plan maps are
29 as follows:
30
31
32
33
34
35
36
37

1 **URBAN DESIGNATIONS**

2 ■ Residential

5 High Density Urban Residential (15 dwelling units (DUs) per gross
6 acre^{1/} max.)

8 Low Density Urban Residential (Average density of 6 DUs per gross
9 acre max.)

11 ■ Commercial

13 Neighborhood

14 Shopping Center

15 Visitor Serving

17 **NON-URBAN DESIGNATIONS**

19 ■ Residential/Agricultural

21 Estate (2 acres min.)

22 Rural (5 acres min.)

23 Large lot (37 acres min.)

25 ■ Resource

27 Agriculture and Rangeland (37 acres min.)

28 Timber (160 acres min.)

32 ■ Open Space

36 1/ Gross acres refers to total land area including utility easements, but
37 excluding road rights-of-way.

1 ■ Industrially Designated Areas

2
3 Light

4 Heavy

5
6 ■ Park and Recreation

7
8 ■ Public/Institutional/School

9
10 "Residential" and "Resource" land use designations on the General Plan maps
11 are determined through the use of a decision system (See Appendix A for the
12 details of this decision system). The purpose of the decision system is to
13 base General Plan map land use designations on a coherent and clearly-defined
14 set of criteria which are consistent with General Plan policies and are ap-
15 plied in a uniform fashion throughout the County. Two characteristics are
16 automatically recognized on the General Plan maps and do not require the
17 application of the decision system in arriving at a General Plan land use
18 designation. Existing urban uses are shown on the General Plan maps as they
19 presently exist. Likewise, lands which were rezoned under Ordinance 695 are
20 given a General Plan land use designation which is consistent with their
21 zoning classification under Ordinance 695 except in those instances where
22 existing use is more intense. In cases where a property's existing land use
23 is more intensive than its existing Ordinance 695 zoning, it has received a
24 designation which is compatible with its existing land use. The decision
25 system is therefore applied only to lands zoned under Ordinance 352. These
26 (Ordinance 352) lands receive either the general plan designation indicated
27 by the decision system or one which is compatible with their existing land
28 use, whichever is most intensive.

29
30 In applying the decision system, the initial determination that is made de-
31 pends on whether the particular parcel being addressed is located within
32 current public water and/or public sewer service areas. If it is, a number
33 of additional factors are considered and appropriate designations are applied.
34 These factors include the existing zoning classification, average parcel
35 size, relative degree of fire hazard, the rating for commercial timber poten-
36 tial or rangeland potential, whether any septic limitations are known to
37 exist in the area, and contiguity to other urban, large-lot or resource areas.

1 The land use designations on the General Plan maps are based upon the
2 assumption that Tuolumne County will have a population of approximately
3 43,000 in 1985. This figure represents a growth rate of approximately
4 4.2% per year between 1980 and 1985^{1/}. Between 1986 and 2000, Duncan &
5 Jones has assumed that the growth will diminish somewhat, resulting in a
6 population of about 60,000 in 2000, almost twice the size of the County's
7 estimated population in 1979 of 34,300^{2/}. In addition, significantly more
8 land has been designated for housing than these population projections
9 demand, to allow for sufficient choice in locating new urban development
10 and to prevent increases in the cost of land by unduly constraining the
11 supply of land.

12
13 It is important to bear in mind that the General Plan maps cannot reflect
14 the quality and character desired in a particular land use category in
15 specific locations except in very general terms. The General Plan maps
16 will not illustrate every small existing exception from one land use
17 category proposed for a sub-area of the County, even though such uses may
18 be recognized as acceptable and "permanent" uses. Therefore, the General
19 Plan maps indicate the predominant use of land recommended in each area
20 and do not preclude minor existing deviations from the overall pattern.
21 They do not reflect every church, institutional, commercial, single- or
22 multi-family residential use that may exist in areas designated for other
23 uses, nor should they be interpreted as recommending or requiring their
24 removal. Also, the boundaries of areas designated for a particular use
25 or density should not be viewed as final or inflexible. There is no in-
26 tention to single out one lot as opposed to another next to it for a
27 specific use. Where a parcel is divided by or is contiguous to a General
28 Plan designation, boundary latitude exists for the interpretation of the
29 plan based on criteria as determined in Appendix A-1 through A-8 and the
0 policies of the General Plan.

33
34 1/ From the Department of Finance's 79-EZ population estimates and 80 P-1
interim revision of Series E-150 population projections.

35
36 2/ See Duncan & Jones, Interim Report Part 1: Data Base and Maps,
November 23, 1979, p. II-4-7 for the annual rate of change in
37 population between 1985 and 2000.

1 The designations which appear on the maps are based upon the best informa-
2 tion available at the time the maps were prepared. If new or improved
3 information is developed, the map designations should be re-evaluated and,
4 if necessary, altered to ensure the maps are consistent with the General
5 Plan's policy statements.

6

7 It is important to keep in mind that the General Plan maps are not to be
8 construed as zoning maps designating precise areas for land use regulation.
9 The General Plan maps should, however, serve as the basis for amending the
10 provisions of the existing zoning ordinance and maps, and for establishing
11 new land use controls.

12

13 **UPDATING AND AMENDING THE GENERAL PLAN**

14

15 There is always a need to update and amend General Plans over time. This
16 General Plan is based upon analyses and assumptions concerning social,
17 economic and physical conditions. This basic information is subject to
18 change and refinement. It will therefore be necessary for the County to
19 review the Plan and to update its supporting data in light of new conditions
20 and information on a regularly scheduled basis. For example, the Plan is
21 based upon a population of 60,000 by 2000. It is possible that this popula-
22 tion level will not be achieved by 2000, and the plan could therefore accom-
23 modate growth beyond this date. It is also possible that growth could occur
24 faster than the projected rate, and therefore the Plan would have to be re-
25 evaluated at some point to determine the extent and location of additional
26 land which should be designated for urban development. The results of the
27 1980, 1985 and 1990 Censuses should be evaluated in this regard, and ongoing
28 monitoring of building permit applications for residential development
29 should also be carried out.

30

31 The General Plan is also based upon land use, public service and physical
32 data which were used to indicate lands suitable for both urban and rural
33 development. These data represent the County's most up-to-date information
34 and had been compiled explicitly for the General Plan Revision Program. As
35 this data and the General Plan are utilized, inaccuracies in the data may
36 be identified. Verified clerical errors in the Plan's data base should be
37 corrected on a continuing basis; when a correction or refinement in the

1 data base occurs, the adopted decision system (Appendix A) should be ap-
2 plied to the revised data in order to determine whether the land use desig-
3 nations on the General Plan maps also require correction. If the General
4 Plan maps require a revision (due to verified clerical error in the Plan's
5 data base) in order to accurately reflect the adopted General Plan deci-
6 sion system, the map revisions may suitably be undertaken as an administra-
7 tive staff function rather than as a formal General Plan amendment. If,
8 however, County officials desire to change the General Plan maps as a result
9 of modifying the policy framework and/or a portion of the decision system
10 of the General Plan in its adopted form, it will be necessary to under-
11 take the formal process of amending the General Plan to change the pre-
12 viously adopted policy statements and/or the adopted decision system, as
13 well as the General Plan map or maps.

14
15 As improvements in public service delivery systems are undertaken, such
16 as the expansion of public water or waste-water treatment facilities,
17 areas which at the time of General Plan preparation did not meet the cri-
18 teria for intensive development may become highly suitable for new urban
19 uses. The impacts of future public works improvements and extensions
20 such as those mentioned above should be assessed as they occur to deter-
21 mine whether any land designations on the General Plan maps require
22 reevaluation. If they do, this should be handled as a formal General
23 Plan Amendment.

25 ORGANIZATION OF THIS REPORT 26

27 Each of the nine elements mandated by State Law are contained in this
28 General Plan, although because of their interrelated character the ele-
29 ments are synthesized rather than artificially divided into separate
0 chapters. Appendix B identifies the section of the General Plan text
and Technical Appendix where each component of the mandated elements is
located.

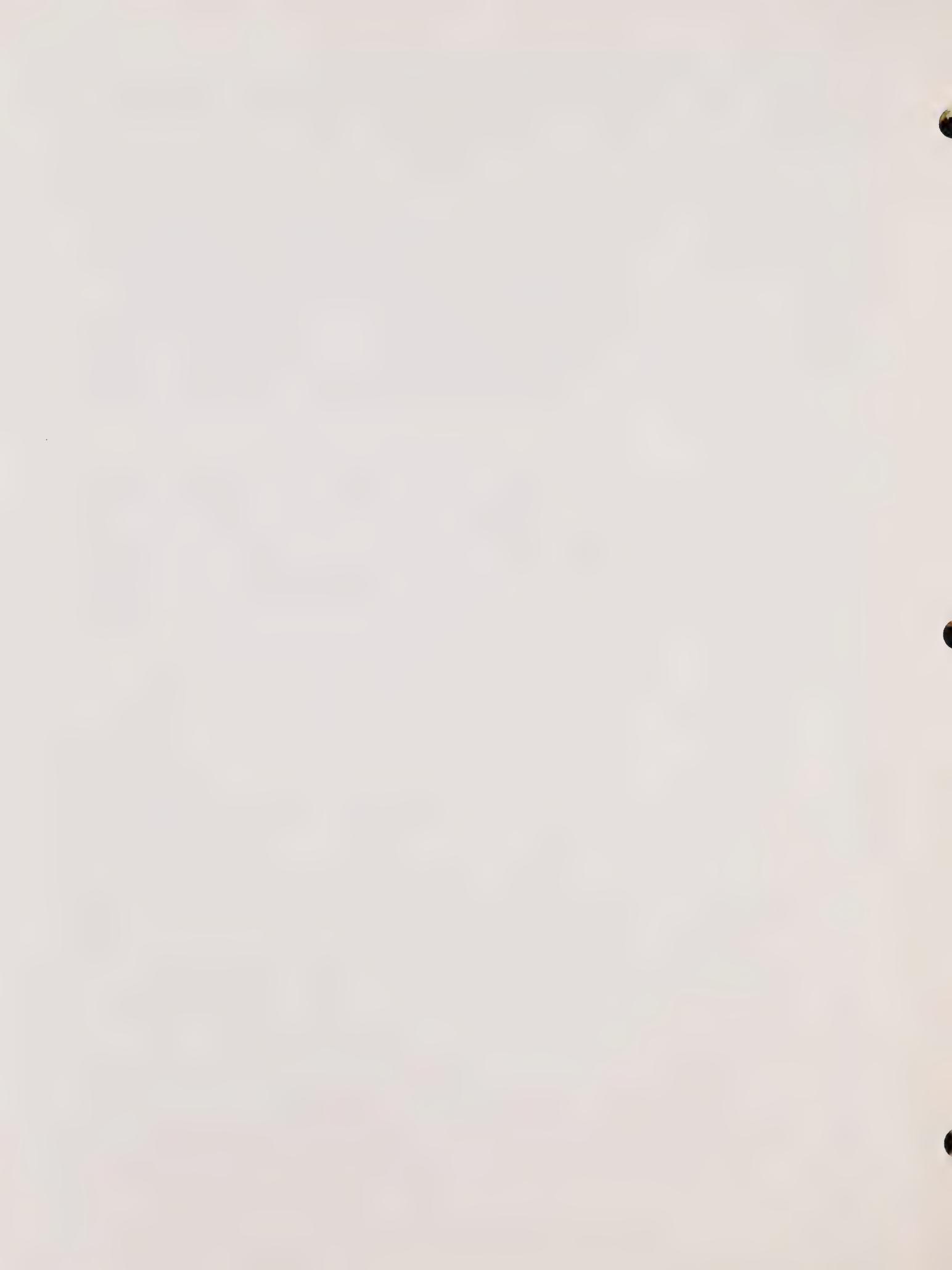
33
34 The chapters in this document are organized in a form consistent with
35 the major land use categories listed on page I:4. In Chapter II, follow-
36 ing this introduction, the general goals and policies relating to overall
37 growth and development of Tuolumne County are stated. This chapter

1 addresses the location and extent of future new urban development, where
2 it should be encouraged or restricted, and the type of overall develop-
3 ment pattern which appears to be most desirable for the County.

4
5 This overall framework is followed by separate chapters which contain
6 policies addressing environmental conditions, residential development,
7 economic development, and public services and facilities. Each chapter
8 contains a brief discussion of the County's goals, a set of preliminary
9 policies derived from these goals, a discussion of how these policies are
10 reflected on the General Plan maps, and a list of suggested implementation
11 recommendations. Policies are indicated by bold type number references in
12 the left margin.

13
14 The implementation recommendations (identified by bold type letter refer-
15 ences in the left margin) contained in the Plan text are a very important
16 portion of this General Plan document, because they indicate the practical
17 and programmatic requirements for carrying out the policies. These recom-
18 mendations enable the immediate and longer term implications of the policies
19 to be clearly seen.

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1 2 **II. GROWTH AND DEVELOPMENT** 3 4 5 6

7 The policies contained in this Chapter deal with the location and extent of
8 future new development, where it should be encouraged or restricted, and the
9 type of overall development pattern which is most desirable for the County.
10

11 This General Plan is based upon the assumption that Tuolumne County will
12 have a population of approximately 43,000 in 1985. This represents a growth
13 rate of approximately 4.2 percent per year between 1980 and 1985^{1/}. Between
14 1986 and 2000 it has been assumed that the rate of growth will diminish
15 somewhat, resulting in a population of about 60,000 in 2000, almost twice
16 the size of the County's 1979 population.
17

18 It should be pointed out that these figures are working assumptions, and it
19 is by no means certain that this magnitude of growth will in fact occur. It
20 is also possible that the population will increase at an even faster rate
21 than indicated above. Moreover, factors such as the number of persons per
22 dwelling unit (determined mainly by average family size), average lot size
23 and other conditions affecting the extent of urban and rural development may
24 be subject to change.
25

26 The main approach taken in this General Plan is to assume that the County
27 will be prepared and able to accommodate the growth projected, while at the
28 same time, it will adhere to policies to be adopted that will define where
29 development will take place. The General Plan provides guidance in deter-
30 minating the appropriate or desirable locations for this growth, thereby pre-
31 venting an unnecessarily scattered pattern of development, which often
32 results in extraordinary demands on public services, above-average public
33 service costs, and destruction or degradation of valuable resources which
34 is unnecessary and avoidable.
35
36

37 1/ See Page I:6.

1 Population growth and its subsequent developmental effects should be con-
2 tinuously monitored to determine exactly how fast the County is developing
3 and whether governmental agencies are able to provide new development
4 with adequate services and facilities in a fiscally acceptable manner.
5

6 The policies listed below are used as locational guidelines for placing
7 various land uses on the General Plan maps. Mechanisms for implementing
8 each of the policies are outlined in the Implementation Section of this
9 chapter.

10
11 It should be stressed that the General Plan must be internally consistent;
12 no element of the Plan takes precedence over any other, and each policy
13 adopted by the County must be consistent with the rest of the Plan, as
14 well as with the Plan maps.

16 POLICIES

18 URBAN DEVELOPMENT

20 1 A balance between industrial, commercial and residential development
21 is desired and will be actively pursued.

23 2 The existing rural character of the County will be maintained by pre-
24 serving the mixture of urban and rural uses found in the region.

26 3 The designation of areas for new urban development will reflect the
27 physical features and natural characteristics of the undeveloped
28 portions of the County:

30 a) Hazardous areas, such as flood-prone areas, active earthquake
31 fault zones, geologically hazardous areas (having high ground
32 water, impervious soils and steep slopes), and high fire hazard
33 areas are not suitable for intensive urban development.

35 b) Extensive areas of high value timber, mineral resource and range
36 land will be preserved from urban development.

1 **4** "Urban development" in Tuolumne County will be defined as any develop-
2 ment occurring on a site of less than two gross acres^{1/}.

3

4 **5** Urban development will be required to be supplied with public water,
5 paved roads, and adequate levels of fire protection^{2/} and police
6 protection^{3/}.

7

8 **6** Urban development on lots of one-third acre or less will be required
9 to be served by and connected to a public sewer system. Public sewer
10 will also be required in those areas where hazardous conditions exist,
11 such as high groundwater, impervious soils and steep slopes, if such
12 lots fail to meet the requirements of Ordinance 784 or future amendments
13 thereto.

14

15 **7** Urban development will occur in an orderly, contiguous manner within
16 and around each defined community^{4/}, in order to maintain a compact
17 development pattern and to avoid premature investment required by the
18 extension of public facilities and services.

21

22 **1/** Gross acres refers to total land area including utility easements but
23 excluding street rights-of-way.

24 **2/** Adequate fire protection is defined as the level of protection necessary
25 to extinguish the square footage involved. This level, which varies ac-
26 cording to density and type of structure, is defined in detail in the
27 County's Fire Protection Master Plan. In general, however, urban resi-
28 dential development should be located within a 7-minute response distance
29 from a County Fire Protection Facility. Residential development at den-
30 sities of 1 unit per acre or less require a fire flow of 500 gallons per
31 minute (gpm) of water while residential development at densities of 1
32 unit per 1-3 acres require a fire flow of 300 gpm for 2 hours.

33 **3/** Adequate police protection is defined as one patrolperson for each 1,000
34 county residents.

35 **4/** Refer to the display map of "Defined Communities" for their locations.
36 These communities include the area surrounding Big Oak Flat, Cedar Ridge,
37 Chinese Camp, Columbia, East Sonora, Groveland, Jamestown, Long Barn, Mi
 Wuk Village, Moccasin, Mono Village, Mono Vista, Pine Mtn. Lake, Shaws
 Flats, Sierra Village, Sonora, Soulsbyville, Strawberry, Sugar Pine,
 Tuolumne City, Twain Harte, and West Phoenix Lake.

1 **8** Urban development will only occur in designated "urban service
2 areas."^{1/} Urban service areas are defined for this purpose as
3 areas which are reasonably capable of being serviced, relatively
4 hazard free, without predictable substantial environmental impact,
5 without severe off-site impacts, and free from unmitigated signifi-
6 cant or major cumulative impact on the County's resources.

7
8 **9** New development will pay its pro rata share of the local cost of ex-
9 pansions in facilities and infrastructure which it generates and on
10 which it is dependent.

11
12 **COUNTY DESIGN**

13 **10** Hillside development will be designed and located to be compatible
14 with, rather than imposed on, the landscape and environment by mini-
15 mizing the amount of grading and topographical alteration it necessitates.

16
17 **11** Billboards will not be permitted along highways except in commercial
18 and industrial areas, where restrictions will be placed upon size,
19 spacing, overall number, and appearance.

20
21 **12** Designated historic buildings, significant archaeologic sites and
22 other landmarks that give residents and visitors a tie with the past
23 should be preserved.

24
25
26 **13** The County will apply a well-defined decision system (described in
27 Appendix A)^{2/} which is consistent with the policies in the General
28 Plan text, to determine the distribution of General Plan land use
29 designations on the General Plan map.

30
31
32

^{1/} Refer to overlay number 5 of the mapped data base for the location of
33 "Urban Service Areas."

34 ^{2/} The decision system should only be applied to any property once, with
35 one exception: where new water and/or sewer service occurs, a property
36 should be run back through the decision matrix to receive a correct
37 land use classification.

1 **14** Unless specifically amended, the County's General Plan map will consistently and accurately reflect the determinations of the General Plan decision system.

5 **GENERAL PLAN MAPS**

7 The following factors are included among the information which has been mapped at a scale of either 1" = 1000' (1:12,000) or 1" = 2000' (1:24,000) as part of the Data Base for the General Plan Revision Program:

11 ■ Areas Served by Public Water and Sewer Service systems;

12 ■ Relative Fire Hazards;

13 ■ Existing Land Use and Zoning;

14 ■ Commercial Range and Timber Potential;

15 ■ Geotechnical Interpretative Maps.

17 In accordance with policy statement number 13, a Decision System has been developed which is consistent with the policies in this and other chapters of the Plan. By using the Data Base Maps in conjunction with one another and the Decision System (See Appendix A), areas are defined on the General Plan maps which appear suitable for urban development, and conversely, areas are defined in which urban development appears inappropriate.

24 The areas designated for urban development on the General Plan maps are reasonably capable of being provided with urban services, are relatively hazard free and will not result in major cumulative impact on the County's resource base.

29 **IMPLEMENTATION**

31 **URBAN DEVELOPMENT**

33 **A** Continuously update and maintain overlay maps indicating the extent of areas served by public water and public sewer systems in order to ensure that the General Plan maps adequately reflect potential urban areas. In a similar fashion, ensure that geotechnical maps are maintained in an up-to-date and current condition.

- B** Revise Ordinance 699 (the County's Parcel Map Ordinance) to accurately reflect Policy Statements 4 and 6.
- C** Continuously update the septic system hazard maps. Ensure that new urban development is served by public sewer systems in areas where natural hazards (such as high ground water, impervious soils, and steep slopes) are present if such lots fail to meet the requirements of Ordinance 784 or future amendments thereto.
- D** Determine the local cost of facility and infrastructure expansion which new development necessitates. These costs should be estimated on a per dwelling unit basis. Enact an ordinance requiring developers to pay their pro rata share of these costs.

COUNTY DESIGN

- E** Develop, adopt and strictly enforce appropriate grading standards and criteria.
- F** Enforce the sign specifications in Ordinance 695. Bring non-conforming signs into conformance with the ordinance or require their removal.
- G** Use the Historical Survey prepared by the County's Historical Society (See the MEIR Documentation) as the basis for instituting two separate preservation processes in the County: one to preserve those structures or sites which are culturally and/or historically significant; the second, to achieve the preservation of the character of certain select areas.

1. Two official designations should be made by the Board of Supervisors.

- Individual historic structures, whether or not they are located in an Historic Preservation District, would be designated as Historic Buildings.

1 ■ Areas which contain a significant number of structures worthy of
2 preservation would be designated Historic Preservation Districts.
3 Although each and every structure in these areas may not be his-
4 torically significant, the structures collectively would consti-
5 tute an area worthy of preservation. The Historic Preservation
6 District may include a block or part of a block, or may consti-
7 tute an entire neighborhood.

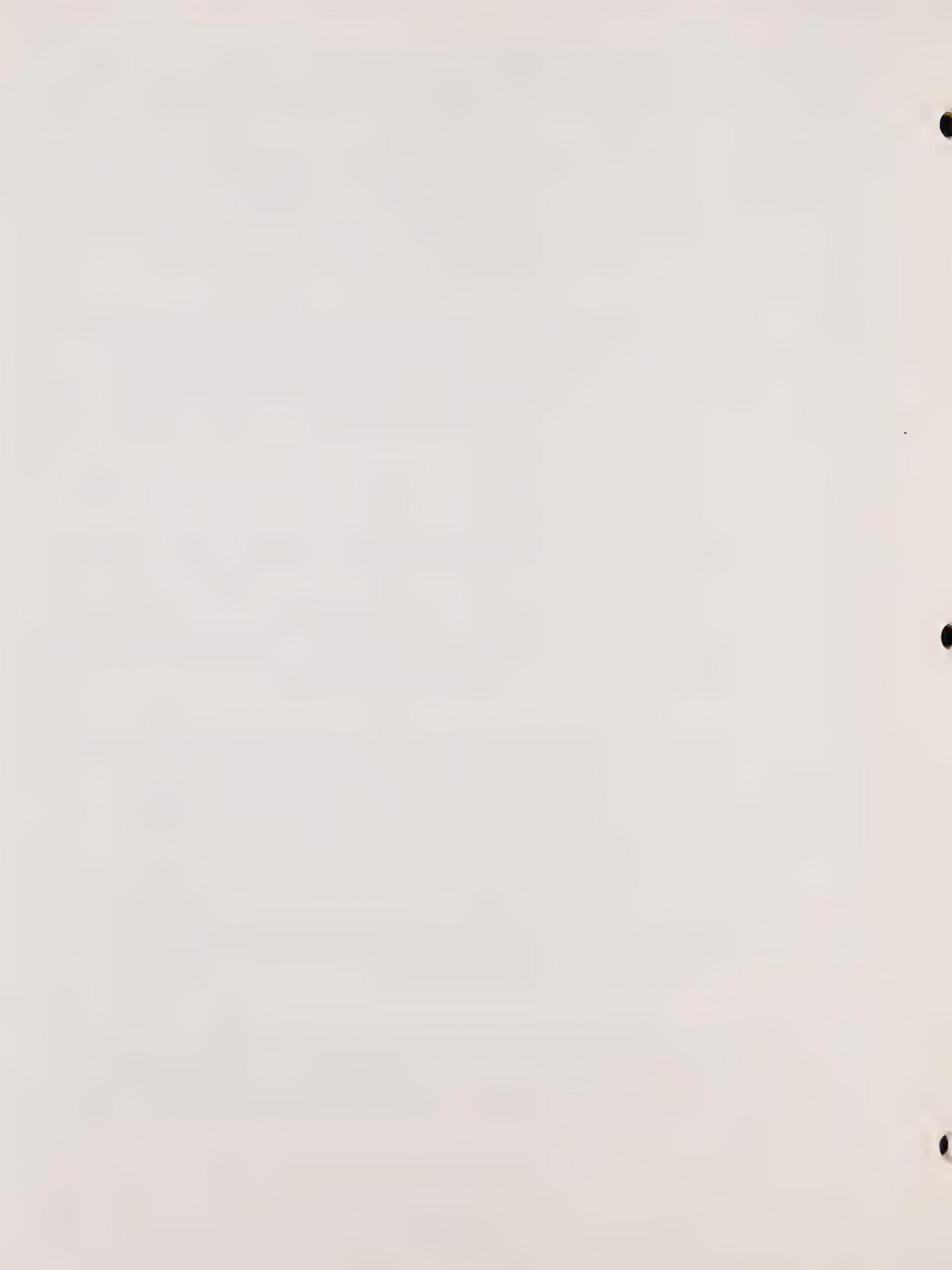
8
9 2. Structural modifications causing a change in exterior appearance
10 or a change in the use of any structure which is in an Historic
11 Preservation District or which is a designated Historic Structure
12 would be subject to review and approval by the Planning Commission.

13
14 3. Demolition of any designated Historic Structure would require an
15 Environmental Assessment. The Planning Director would determine
16 whether a negative declaration or an Environmental Impact Report
17 (EIR) is appropriate for the demolition of any structure in an
18 Historic Preservation District. Following the Public Hearing on
19 the environmental document the Planning Commission would pass the
20 request for demolition permit, along with its comments and recommen-
21 dations, to the Board of Supervisors for action.

22
23 4. The Board would have the power to delay approval of the demolition
24 permit for any structure in an Historic Preservation District, or
25 for any designated Historic Structure, in order to provide
26 interested parties an opportunity to purchase the property.

27
28 5. All new construction in Historic Preservation Districts would be
29 subject to review and approval by the Planning Commission. The
30 Proposed Project would be evaluated on the basis of its compatibi-
31 lity with the surrounding neighborhood.

32
33 Amend and update the County's Historical Survey, list of historic
34 structures and list of historic preservation districts as necessary
35 once the Central Sierra Planning Council has completed their Historical
36 Survey.



1 **III. NATURAL ENVIRONMENT**

2
3
4
5
6

7 Natural environmental factors can limit the use of land in two ways. From
8 a positive standpoint, certain attributes represent opportunities or values
9 which may be preserved for their own sake; a wildlife habitat, an historic
10 area, or potentially productive timber or range lands are some examples. On
11 the other hand, the presence of certain negative attributes can place con-
12 straints on development. Examples of these include flood zones, unstable
13 slopes, active earthquake faults, impervious soils, high ground water, steep
14 slope or areas of high fire danger.

15

16 If development is permitted to occur in natural hazard areas it can incur
17 both social costs (such as loss of life and property damage) and public
18 costs (such as emergency flood relief and utility line repair). The County
19 of Tuolumne should strive to prevent loss of life, reduce personal injuries
20 and property damage, minimize economic and social diseconomies resulting
21 from natural disaster, and protect potentially productive resources by
22 directing urban development to areas which are neither hazardous for develop-
23 ment nor valuable from a natural resource standpoint.

24

26 **POLICIES**

27

28 **CONSERVATION AND RESOURCE PRESERVATION**

- 29 1 Land will be used for the purpose for which it is most suited by virtue
30 of its inherent natural characteristics, as modified by its locational
31 relationships, whether it be urban development or natural resource
32 preservation and utilization.
- 33
34 2 Urbanization will occur in an area large enough to meet foreseeable need.
35 However, these areas may be expanded as urban services become available.
36 Expansions of urban areas should not be located so as to remove from
37 production, areas of high mineral resource value, commercial timber lands

1 (site 4 Arvanitis scale or higher), or lands of high or very high
2 rangeland value (on the U.S.D.A./C.D.F. cooperative Soil Vegetation
3 Survey Maps). It is understood that the above mentioned resource
4 lands must be considered as to their size in relationship to their
5 economic viability.

6

7 **3** The County of Tuolumne will act in such ways as to preserve natural
8 resource and wildlife habitat areas, reduce exposure to risk in
9 hazardous areas, and enable recreational opportunities to be maintained
10 or provided by designating the following areas in open space:

11

12 ■ Hazardous Areas - such as areas immediately adjacent to active
13 faults and within creek, stream or river floodways.

14

15 Agriculture and Recreation are appropriate uses in open space areas.

16

17 **4** Tuolumne County contains economically important deposits of sand and
18 gravel, stone, limestone, gold, and other minerals. Sand and gravel,
19 stone, and limestone areas are delineated on the Geotechnical Inter-
20 pretive Maps as Natural Resource Areas. Development will be planned
21 so as not to preclude their future utilization.

22

23 **5** The economically important forest resources^{1/} in Tuolumne County such
24 as TPZ and Williamson Act contract Lands will be protected against
25 unnecessary development.

26

27 **6** Economically important range land^{2/} in Tuolumne County will be pro-
28 tected against premature subdivision and development.

29

30 **PUBLIC SAFETY AND SEISMIC SAFETY**

31

32 **7** The County of Tuolumne will apply zoning and other land use controls

33

34 ^{1/} Economically important forest resources are defined as lands with
35 Arvanitis timber site index of 4, 5, 6 or 7.

36

37 ^{2/} Economically important rangelands are defined as areas with "high" or
"very high" rangeland production values as shown on the U.S.D.A./C.D.F.
cooperative Soil Vegetation Survey Maps.

1 to regulate, and in some instances prohibit development in hazardous
2 areas.

3

4 8 The extent of development limitation in hazardous areas will be commen-
5 surate both with the degree of hazard involved and with the public costs
6 which would be incurred if emergency or remedial actions became necessary.

7

8 9 A regional appraisal to evaluate potential seismic and geologic hazards in
9 the western part of Tuolumne County, based on existing data shown on the
10 Geologic Maps, is presented on the General Plan's Geotechnical Interpre-
11 tive Maps. The maps, which show the approximate boundaries of various
12 hazard and resource zones (such as fault rupture zones, erosive soil
13 areas, limestone deposits, etc.) will be used by the County of Tuolumne
14 as a basis for future planning.

15

16 Fault Rupture

17

18 10 The northwest-trending Sierran Foothills fault zone (shown on the Geo-
19 logic Maps prepared as part of the General Plan data base) passes through
20 the western portion of Tuolumne County. Some faults in this zone may
21 be subject to ground rupture during a major earthquake. Potential
22 Fault Rupture Zones are defined along presently identified faults on the
23 Geotechnical Interpretive Maps. Developers of dams and critical-use
24 and high occupancy structures within the Fault Rupture Zones will be
25 required to submit plans to the County of Tuolumne demonstrating that the
26 proposed design and construction can accommodate the expected fault off-
27 set of the design earthquake^{1/} and can continue to function.

28

29 11 The County of Tuolumne will apply special requirements to critical-use
30 and high occupancy structures proposed within the Potential Fault Rupture
31 Zones. These requirements will include the following:

32

33 ■ Special geologic and seismic studies will be required to locate

34

35 1/ The design earthquake for the Foothills Fault Zone, discussed in detail
36 in the MEIR Documentation, is expected to be a maximum credible earthquake
37 of magnitude 6½ with probable bedrock accelerations up to 0.65 g.

1 accurately all active fault traces.
2

3

- Once the active faults are accurately located, a minimum building
4 setback distance of 50 feet will apply. If the precise location
5 of an active fault cannot be adequately established, the minimum
6 building distance will be 100 feet.

7

- Requirements for existing critical-use and high occupancy structures
8 within the Potential Fault Rupture Zones will be established. The
9 County of Tuolumne will initiate a special building inspection
10 program whose purpose is to locate existing critical-use and high
11 occupancy structures within the Potential Fault Rupture Zones and
12 to evaluate the safety of such structures under expected seismic
13 conditions.

14

15

16 Seismic Ground Response

17

18 **12** Ground shaking associated with a major earthquake along the Foothills
19 Fault Zone will probably affect the entire county. Therefore, the
20 County of Tuolumne will ensure that existing and proposed critical-
21 use and high occupancy structures are designed and built to withstand
22 the maximum credible earthquake (as defined in Policy 10) with reasonable
23 safety and without collapse.

24

25 **13** The most intense seismic ground shaking anticipated in the county is
26 expected to occur within a few miles of the Foothills fault zone and
27 to decrease with distance from the fault zone. Ground shaking may also
28 be intense where there are unconsolidated deposits. Therefore, the
29 County of Tuolumne will require the following:

30

- Critical-use and high occupancy structures (see Appendix C) will
31 be designed and built to retain their structural integrity when
32 subjected to probable ground accelerations generated by the
33 design earthquake. Special seismic, geologic, and geotechnical
34 engineering studies will be required to evaluate the probable
35 ground shaking conditions in areas where such development is
36 proposed. These studies will be paid for by the developer.

1 ■ Development plans will be required to show that important facilities
2 such as utilities, access roads, etc., for critical-use and high
3 occupancy structures are adequately designed and constructed to
4 withstand the design earthquake. Plans will also be required to
5 show that, in the event of the failure of these structures, potential
6 hazards created by the loss of utilities, roads, etc. have
7 been identified and mitigated.

8

9 ■ Existing critical-use and high occupancy buildings within the county
10 will be inspected periodically to identify potential hazards in the
11 event of a major earthquake. Where hazards are identified, the
12 Building Department will require mitigation by the owner.

14 Slope Instability

16 **14** Natural slopes in portions of the western Sierran foothills may be
17 unstable based on the criteria developed in the MEIR Documentation.
18 These potentially unstable areas are shown on the Geotechnical Inter-
19 pretive maps as Unstable Slope Areas. Prior to development in these
20 areas, the county will require engineering studies to be undertaken in
21 order to determine whether the slope is unstable. If the slope is
22 found to be unstable, appropriate mitigation measures will be undertaken
23 by the developer.

25 **15** The stability of any slope can be affected by grading operations and
26 improper drainage conditions. Siting, grading, and mitigation measures
27 will be undertaken in accordance with the requirements of Chapter 70 of
28 the current edition of the Uniform Building Code or requirements set
29 forth in a County grading ordinance.

31 Erosion

33 **16** In general, the soil in Tuolumne County is relatively thin and overlies
34 relatively impervious bedrock. Consequently, the soil becomes quickly
35 saturated and is highly susceptible to erosion during the rainy season.
36 Those areas exhibiting a high erosion potential due to soil type, depth
37 of soil and slopes greater than 30% are classified as Erosive Soil Areas

1 on the Geotechnical Interpretive Maps. Standard erosion control meas-
2 ures, such as hydromulching and diversion of surface water, will be
3 mandatory for any grading operation in these designated areas.
4

5 Flooding

6

7 **17** Areas along major drainages and in low-lying regions are subject to
8 seasonal flooding. Past high water elevations along some of the
9 major drainages have been obtained from historic records. Since
10 the major rivers are deeply entrenched, the flood hazard area is
11 generally confined to the channels. Land use in potential flood areas,
12 shown on the Geotechnical Interpretive maps, will be limited to open
13 space uses.

14

15 Water Quality in Limestone Areas

16

17 **18** Limestone outcrops in the western portion of Tuolumne County are shown
18 on the Geologic and Geotechnical Interpretive Maps. Groundwater in
19 limestone areas is often not adequately filtered and could be subject
20 to pollution from septic systems. Therefore, prior to development
21 in limestone areas, the County of Tuolumne will require a groundwater
22 investigation and a report to be filed with the county which empha-
23 sizes the effects of the development upon the water quality. The
24 County may also require wells to be monitored in these areas to
25 ensure that there is no degradation of the groundwater.

26

27 High Ground Water, Impervious Soils and Steep Slopes

28

29 **19** High ground water, impervious soils and steep slopes either by them-
30 selves or in combination have caused potentially serious health con-
31 ditions due to failing septic systems. Some areas in which these
32 failures have occurred are identified on the Septic System Hazard
33 maps. The County of Tuolumne will therefore enforce Ordinance 784
34 and all amendments thereto in order to prevent surface and ground
35 water pollution.

Fire

20 New urban development will be required to have adequate fire protection.^{1/}

21 New development will be restricted to 20 acre per unit minimum parcels in high fire hazard areas in order to minimize loss of life and to protect the wildland portions of the county from the losses associated with forest fires.

22 Urban or clustered development will be acceptable in moderate fire hazard areas in order to maximize the efficiency and effectiveness of fire protection services in the county. Areas identified as "high fire hazard" on the map will be reviewed by the planning staff to determine the true extent of the potential hazard. If the hazard is found to be less significant or if it can be reduced by making improvements in compliance with a hazard reduction plan, the area may be developed pursuant to applicable general plan policies.

NOISE

23 The County of Tuolumne will evaluate the potential noise impacts of any action which it takes or of any applications it acts upon that could significantly alter noise levels in the community.

24 The County of Tuolumne will consider the compatibility of proposed land uses in terms of their noise environment when revising the General Plan,

1/ "Adequate fire protection" is defined as the level of protection necessary to extinguish the square footage involved. This level, which varies according to density and type of structure, is defined in detail in the County's Fire Protection Master Plan. In general, the Master Plan states that urban residential development should be located within a 7 minute response distance from a County Fire Protection Facility. Residential development at densities of 1 unit or more per acre requires a fire flow of 500 gallons per minute (gpm) of water while residential development at densities of 1 unit per 1-3 acres requires a fire flow of 300 gpm for 2 hours.

1 preparing Specific Plans, and evaluating development proposals. Figure
2 1 indicates noise compatible land uses.

3

4 **25** The County of Tuolumne will enforce the State Noise Insulation Standards
5 (See Appendix D for these State Laws).

6

7 **26** The County of Tuolumne will encourage creative design solutions when
8 potential conflicts between noise levels and land use arise (See
9 Appendix E for examples).

10

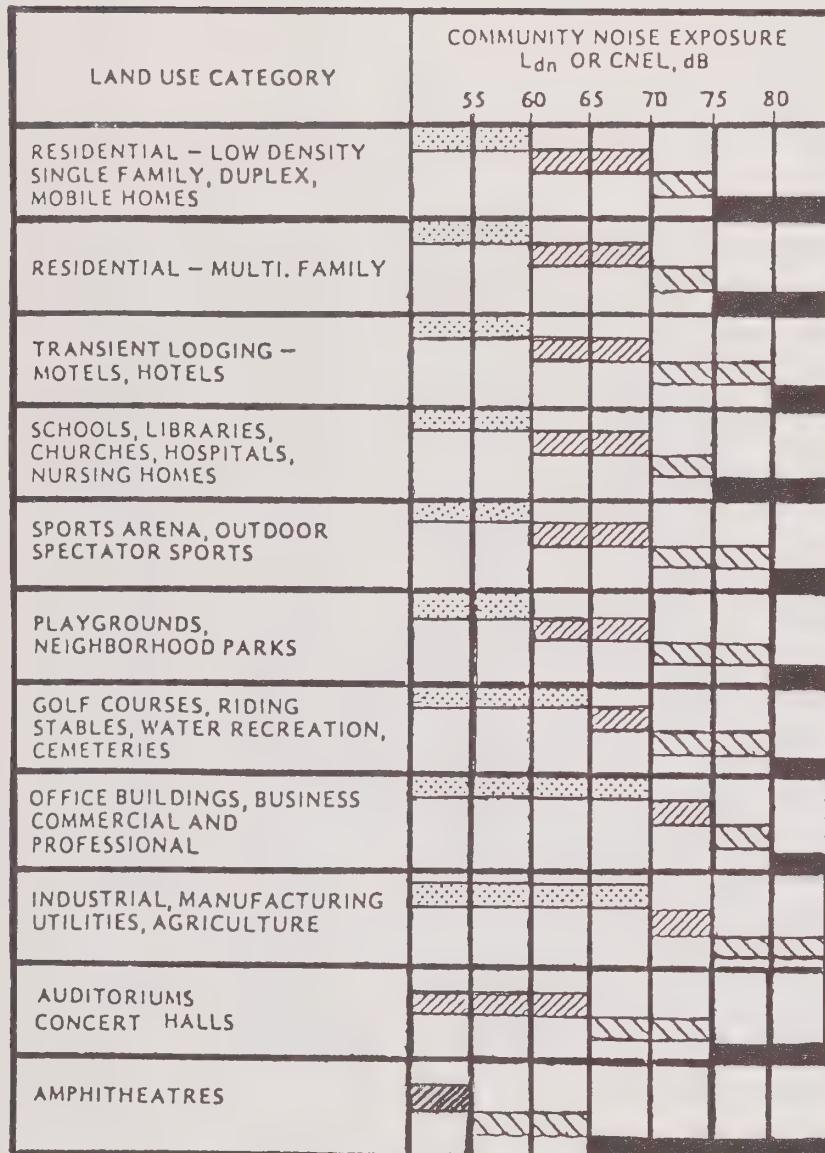
11 **27** The County of Tuolumne will control excessive noises within the County
12 where not preempted by Federal or State Control.

13

14 **28** The County of Tuolumne will support programs to reduce community noise
15 levels where possible to levels within the "normally acceptable" categories shown on Figure 1.

Figure 1

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS
Tuolumne County, California

INTERPRETATIONNORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Indoor and outdoor will be pleasant.

CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy, but tolerable.

NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.

CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be useable.

Figure 1 (continued)

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

Over the years, many studies have been performed to determine how much noise is acceptable for different land uses. This figure shows, for various land uses, the noise level (Ldn or CNEL)^{1/} below which the land use would be considered compatible with the exterior noise environments with no special noise insulation requirements. This figure also shows the noise level above which the land use would be considered unacceptable due to the difficulty of providing the required noise reduction, either exterior or interior. It indicates that there is often a large range of exterior noise levels for which a land use could be made compatible if the necessary noise reduction features are included in the design of the project. The land use compatibility figure used in conjunction with the noise exposure contour maps will therefore provide additional input into the decision-making process. Proposals to rezone parcels, for example, can be quickly evaluated for any potential conflicts with the existing noise environment.

1/ Definitions of the various terms in Tuolumne County's noise policies and implementation measures are provided below:

Decibel (dB). The decibel is the most commonly used unit to express sound level relative to a reference sound pressure of 20 microneutrons per square meter (the threshold of human hearing). Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 3 decibels represents a doubling of acoustic energy. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

A-Weighted Sound Level (dBA). An A-weighted sound level, or dBA, is a sound level to which the A-weighted scale has been applied. The A-weighted scale approximates the frequency response of the human ear by weighting the frequency range of 1000 to 6000 Hertz more heavily than other frequencies. (Unweighted sound levels are expressed in the unit, dB). It is possible to measure A-weighted sound levels by use of an instrument with an "A" filter.

Community Noise Equivalent Level (CNEL). The CNEL represents the average noise level over a 24-hour period with weighting factors applied to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours. A weighting of 5 dB is applied to evening noise, while a weighting of 10 dB is applied to nighttime noise. The purpose of these weighting factors is to account for the lower tolerance of people to noise during evening and nighttime periods.

Day-Night Average Sound Level (Ldn). The Ldn represents the average noise levels over a 24-hour period (based on average energy content of the sound) with a 10 dB weighting applied to nighttime noise. (The methodology for computing Ldn is identical to that for CNEL except that the evening weighting factor is deleted in the computation of Ldn; Ldn and CNEL generally agree within 1 dB).

1 **GENERAL PLAN MAPS**

2

3 The policies expressed in this chapter provide the general framework for
4 designating rural (low intensity) land uses on the General Plan maps.
5 Areas proposed for urban development are essentially devoid of critical
6 resources or severe environmental hazards and meet the criteria established
7 in Chapter II.

9 Timber Preserve Zones, lands under Williamson Act Agricultural Contract
10 and Agricultural Preserves located outside of priority areas on the Data
11 Base Maps are respectively designated as either "Timber Resources" or
12 "Agriculture and Rangeland." The minimum lot size in an Agriculture and
13 Rangeland Resource area is 37 acres and the minimum lot size in a Timber
14 Resource area is 160 acres.

15

16 **IMPLEMENTATION**

17

18 **CONSERVATION AND RESOURCE PRESERVATION**

19

20 **A** Modify the County's existing Zoning Ordinance (695) to achieve consistency
21 with the General Plan. This will require additions to or the
22 revision of some of the districts in Ordinance 695 to reflect adequately
23 the intention of the General Plan's Open Space, Agricultural Resource,
24 and Timber Resource map designations and policies.

25

26 The County of Tuolumne will encourage land use in the public and private
27 sector which will maximize the efficiency of energy use and which
28 facilitates the use of renewable energy resources in order to reduce
29 dependence on imported and non-renewable energy supplies.

30

31 **B** Permit agricultural and recreational uses in open-space flood and active
32 fault areas if it can be demonstrated that additional flooding, drainage
33 or hazards will not result.

34

35 **C** Designate each area shown as "Natural Resources" on the Geotechnical
36 Interpretive maps as a resource overlay zoning district. Require
37 development proposals in these districts to evaluate the quantity and

1 quality of the potential rock and mineral resource(s). If the resource
2 is determined to be valuable, require the development to be designed
3 in a manner which does not preclude the future utilization of the
4 resource.

5

6 **PUBLIC SAFETY AND SEISMIC SAFETY**

7

8 **D** Include the potential for damage and destruction due to earthquakes,
9 dam failure and severe flooding in contingency plans for major disas-
10 ters and emergencies.

11

12 **E** Periodically update the Geologic and Geotechnical Interpretive Maps
13 to reflect new geologic and seismologic information. This should be
14 undertaken by a geologist or engineering geologist appointed and
15 funded by the County of Tuolumne Planning Department.

16

17 **F** Increase public awareness of geoseismic hazards, their location, and
18 their severity. This can be accomplished by making the Geologic and
19 Geotechnical Interpretive Maps readily available to the public. Copies
20 of the maps will be placed in the Tuolumne County Clerk's Office, the
21 County Planning Department Office and the public library.

22

23 **G** Establish a Tuolumne County Data Bank to centralize all geotechnical
24 information. Geotechnical data gathered in the preparation of the
25 Seismic Safety Element of the General Plan will serve as the basis for
26 a County data bank. The data generated by the required geologic,
27 seismic, and geotechnical studies in the various hazard zones will
28 supplement the basic information. The data bank will serve as a
29 convenient way to eliminate duplication of studies, facilitate future
30 studies, and provide information to be used in updating the Geologic
31 and Geotechnical Interpretive Maps. All of this information will be
32 filed in the County Planning Department which will be responsible for
33 maintaining and updating the Data Bank.

34

35 **H** Create a geologic and engineering review board to establish criteria,
36 standards, and guidelines for the content of the required reports.
37 To expedite the review procedure, the board may wish to develop a

1 checklist of geologic hazards and requirements. Required reports should
2 be kept on file by the County of Tuolumne, and may be used in the pro-
3 cess of updating the Geologic and Geotechnical Interpretive Maps.

4

5 | Insure that the geologic, seismic, and geotechnical engineering reports
6 required for proposed developments are reviewed by a technically qual-
7 ified consultant under contract to the County of Tuolumne on a fee
8 schedule (paid to the County by the developers).

9

10 Fault Rupture and Seismic Ground Response

11

12 J Establish and adopt requirements and procedures in zoning, subdivision,
13 and site development regulations and building criteria for the Potential
14 Fault Rupture and Seismic Ground Response Zones.

15

16 a. Establish and adopt requirements for structures proposed for human
17 occupancy within the Potential Fault Rupture Zones.

18

19 b. Prior to approval of proposed critical-use and high occupancy
20 facilities, insure that the plans demonstrate that the proposed
21 building can withstand, without collapse, the probable ground
22 acceleration generated by the design earthquake.

23

24 c. Instigate a special building inspection program for critical-use
25 and high occupancy buildings to evaluate existing structures in
26 the Fault Rupture Zones for safety under probable earthquake
27 accelerations.

28

29 d. Develop a hazardous structures mitigation program and enforcement
30 regulations for critical-use and high occupancy buildings.

31

32 Slope Instability

33

34 K Require detailed engineering studies in unstable slope areas delineated
35 on the Geotechnical Interpretive Maps, prior to development approval.
36 Also, require detailed engineering investigations prior to development
37 in areas where unstable slopes have been identified even if they are

1 not shown on the Geotechnical Interpretive Maps.

2

3 **L** Develop and apply grading criteria to development on any slope, whether
4 or not it is shown as potentially unstable on the geotechnical maps.

5

6 Erosion

7

8 **M** Prepare, adopt, and enforce a grading ordinance designed to protect
9 soil stability and natural topography and to prevent soil erosion and
10 creation of unstable slopes.

11

12 Flooding

13

14 **N** Zone areas subject to flooding, as delineated on the General Plan and
15 Geotechnical Interpretive Maps, for open space use.

16

17 Water Quality in Limestone Areas

18

19 **O** Require a groundwater investigation and report to evaluate the effects
20 of proposed development on the water quality in limestone areas.
21 Monitor groundwater in limestone areas where investigations show that
22 degradation of water quality may occur.

23

24 High Ground Water, Impervious Soils and Steep Slopes

25

26 **P** Work with Tuolumne County Health Department in establishing standards
27 for septic systems based on specific site characteristics.

28

.9 **Q** Continually update the Septic System Hazard maps to ensure their use-
0 fulness in the county's planning process.

.1

32 Fire

33

34 **R** Routinely update the County of Tuolumne's overlay maps showing the
35 areas served by public water systems; only approve urban development
36 in areas provided with an adequate "fire-flow."

1 **NOISE**

2
3 **S** Consider noise emission factors when purchasing county vehicles, con-
4 struction equipment, etc. This consideration should be balanced with
5 the required performance and cost.

6
7 **T** Apply the environmental review process to evaluate potential noise
8 impacts of any development proposal. The noise exposure contour maps
9 prepared as part of the General Plan Data Base will be of value to all
10 people who prepare EIRs or are involved in the environmental impact
11 review process. These contour maps should be used in conjunction with
12 the land use compatibility chart (Figure 1) during the initial study
13 phase to identify the potential noise impacts associated with a project.

14
15 **U** Use the land use compatibility chart (Figure 1) to evaluate the compati-
16 bility of proposed developments with the existing or expected noise en-
17 vironment.

18
19 **V** Direct the County Sheriff's Department to enforce the provisions of the
20 California Motor Vehicle Code and the Harbors and Navigation Code
21 pertaining to vehicle noise emission (See Appendix D).

22
23 **W** Direct the County Planning Department and Building Inspector to actively
24 enforce the State Noise Insulation standards contained in Title 25
25 of the California Administrative Code (See Appendix D).

26
27 **X** The California Noise Insulation Standards (Title 25 of the California
28 Government Code) for multi-family dwellings require an acoustical
29 report for dwellings proposed in areas where noise levels exceed 60
30 dBA (Ldn). The purpose of the acoustical report is to demonstrate
31 the manner by which the development will meet the standards for in-
32 terior noise levels. The 60 dBA (Ldn) noise contour for the year 2000
33 on the noise exposure contour maps should be used to determine where
34 a noise measurement will be required to determine compliance with
35 the standards. In those cases where the development would be located
36 in an area where the noise levels exceed 60 dBA (Ldn), on-site noise
37 measurement should be required because local conditions on-site may

1 result in somewhat different noise levels than the contours indicate.
2 If the noise measurement shows that the on-site noise level exceeds
3 60 dBA (Ldn) then the acoustical report would be required. Develop-
4 ments located outside the 60 dBA (Ldn) contour would not require
5 measurement to be taken as in general the noise contours slightly
6 overestimate the noise level.

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IV. RESIDENTIAL ENVIRONMENT

The California Government Code [Section 65302(c)] requires all localities to include in their general plans a housing element which:

- Consists of "standards and plans for the improvement of housing and for the provision of adequate sites for housing," and
- "makes adequate provision for the housing needs of all economic segments of the community."

In support of the State goal of a decent home in a suitable living environment for all, the State has defined three policy objectives to be served by all housing elements:

- The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, level of income, or other arbitrary factors.
- The provision of an adequate supply and choice of housing opportunities by location, type, price and tenure.
- The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

To this end, the State guidelines require the housing element both to establish a reasonable set of housing goals, policies, and priorities aimed at alleviating the unmet housing need in the county; and, to define an implementation program which will be used following General Plan adoption, as the basis for preparing a detailed action program specifically stating the actions which the County of Tuolumne will undertake to carry out its adopted goals and policies.

1 Currently, the range of housing choices within Tuolumne County remains
2 somewhat limited and is largely oriented toward single-family owner-
3 occupied dwellings. In 1974, 79% of the entire housing stock in the
4 unincorporated portions of Tuolumne County consisted of single family
5 units. Similarly, 72% of the occupied units in 1974 were owner-occu-
6 pied while only 28% were renter-occupied. In a survey of county realtors
7 in February 1977, 75% of the responding realtors stated that rental
8 units and low cost housing represented the greatest areas of housing
9 need in the county.

10
11 One factor which adversely affects the provision of low-cost housing in
12 the county is the region's recreational attractiveness. A significant
13 number of homes and lots in subdivisions in the county have been sold
14 for use as second homes or vacation homes. As a result, land prices
15 have escalated to the point where many county residents have effectively
16 been 'priced out of the market.' Speculative investors and second
17 home buyers have built upon or are holding thousands of undeveloped lots,
18 thus effectively decreasing the supply of readily developable land for
19 new housing.

20
21 Another significant factor which hampers the development of low-cost housing
22 is the preponderance of hilly or mountainous terrain in the county, which
23 is not conducive to low cost construction techniques. The strong second
24 home market and the county's topography have been major factors causing
25 land and housing prices to escalate.

26
27
POLICIES

28
29 **DECENT HOUSING IN A SATISFYING ENVIRONMENT**

30
31 1 The County of Tuolumne will not permit housing developments to be
32 built on land which is environmentally unsound to support such develop-
33 ment. This includes such environmentally hazardous areas as active
34 faults, floodways, slide areas or land subject to major liquefaction.
35
36 2 The design and siting of new residential development will be required
37 to meet specific standards to ensure compatibility with adjacent land

1 uses.

2

3 **3** The County of Tuolumne will regulate new residential development so as
4 to foster a variety of housing types, densities and costs, including
5 low and moderate income units, while preserving the character of
6 individual communities and promoting the non-concentration and dis-
7 persal of assisted and low income housing.

8

9 **4** The integrity and stability of residential areas and neighborhoods will
10 be protected through the strict regulation of inappropriate activities
11 such as home occupations and obtrusive commercial facilities.

12

13 **5** The conservation and rehabilitation of the older housing stock in the
14 county will be encouraged through a balanced program of code enforce-
15 ment and complementary programs designed to assist property improve-
16 ments by county residents. The County of Tuolumne will ensure that its
17 code enforcement programs do not impose disproportionate hardships on
18 the County's low income families, the elderly and handicapped.

19

20 **6** The County of Tuolumne will cooperate with the Bureau of Indian Affairs
21 and other appropriate agencies in encouraging the rehabilitation of
22 housing units on the Tuolumne Indian Rancheria.

23

24 **7** The County of Tuolumne will attempt to obtain State and Federal Grants
25 and loans for housing rehabilitation self help programs and rent
26 supplements.

27

28 **ADEQUATE SUPPLY AND CHOICE OF HOUSING**

29

30 **8** The County of Tuolumne will use zoning in ways which ensures that
31 persons are not excluded on the basis of economic, ethnic, age, sex or
32 disability characteristics. Zoning will be used to encourage variety
33 and to assure the provision of adequate sites to accommodate house-
34 holds of all types, characteristics, and income levels.

35

36 **9** Lower income units will be distributed throughout the county rather
37 than concentrated in a specific area.

1 **10** In order to increase the number of low and moderate income housing
2 units, the County of Tuolumne will require, encourage or provide
3 incentives to developers to include low and moderate income housing
4 units in their development proposals.

5
6 **11** The County of Tuolumne will provide density bonuses to developers who
7 include low and moderate income housing units in their development
8 proposals in order to increase the supply of such units.

9
10 **12** The County of Tuolumne, recognizing the need for alternative styles
11 and types of housing, will support the development of mobile home
12 parks and condominium developments in suitable locations subject to
13 appropriate review considerations.

14
15 **13** The County of Tuolumne's policies will reflect the necessity of
16 maintaining an adequate stock of rental, as well as owner-occupied
17 units within the community.

18
19 **14** The County of Tuolumne will coordinate its efforts to meet its housing
20 needs with those of the Central Sierra Planning Council and other
21 government agencies and jurisdictions.

22
23 **BALANCED RESIDENTIAL ENVIRONMENT**

24
25 **15** Higher density housing will be encouraged near community commercial
26 facilities to encourage optimal use of the land.

27
28 **16** The County of Tuolumne will actively encourage Planned Unit Develop-
29 ments^{1/} as a means of achieving innovative and varied approaches to
30 meeting housing needs.

31
32
33
34

35 ^{1/} In Planned Unit Developments (PUDS), variations in the fixed requirements
36 of zoning districts (such as setback, yard area, building relationships,
37 and open space requirements) are permitted in order to increase the
 amenities provided by the development.

1 **17** Urban residential development, defined as development on lots of less
2 than 2 gross acres, will only be permitted in areas which are capable of
3 being serviced with urban services, are in relatively low hazard areas,
4 and which comply with the latest California Environmental Quality Act
5 Guidelines.

6

7 **GENERAL PLAN MAPS**

8

9 The General Plan maps, through the use of the decision system in Appendix
10 A, distribute residential uses within Tuolumne County according to the
11 following five density categories.

12

- 13 ■ High Density Urban Residential (up to a maximum average density of 15
14 dwelling units per acre with a minimum lot size of 12,500 square feet)^{1/}.
15 Designed to allow high density apartments and condominiums within close
16 proximity and walking distance of urban commercial centers.

17

- 18 ■ Low Density Urban Residential (up to a maximum average density of 6
19 dwelling units per acre). This category is designed to accommodate urban
20 residential development which at lower densities (maximum 3 units/acre)
21 may have only public water; and at higher densities (maximum 6 units/
22 acre) must have both public water and sewer service.

23

- 24 ■ Estate Residential (minimum lot size, 2 gross^{2/} acres). Designated in
25 the areas immediately surrounding urban centers. Characterized by
26 widely separated housing units lacking public water and sewer hook-ups.

27

- 28 ■ Rural Residential (minimum lot size, 5 gross acres). Designated in the
29 outlying, less densely settled areas. Characterized primarily by both
30 part- and full-time agricultural pursuits.

31

32

33

34 1/ This is equivalent to a site area requirement of 2,904 square feet per
35 unit.

36 2/ Gross acres refers to total land area including utility easements, but
37 excluding road rights-of-way.

1 ■ Large-lot Residential (minimum lot size, 37 gross acres). Intended
2 to preserve agricultural production as long as possible while reserving
3 those few areas of good soil which have continued potential for pro-
4 ductive purposes. Usually more remote from towns and villages than
5 rural residential areas. May contain environmentally constrained
6 areas not suitable for high density development.

7
8 These categories were designed not only to be supportive of the proposed
9 housing policies but also to be consistent with the policies contained in
10 the previous two chapters. Therefore, an array of environmental factors
11 and locational attributes were used in the decision system to determine the
12 most appropriate general plan designation in each geographic area. For
13 example, in order to receive an "urban" general plan designation, the
14 area must have (or be capable of having) the following characteristics:
15 public water, adequate fire protection, adequate police protection and a
16 complete array of paved roads. Conversely, to receive an "urban" general
17 plan designation, it cannot be characterized by any of the following: AE
18 zoning, TPZ, Williamson Act Contract, Agricultural Preserve (with consis-
19 tent zoning and land use), be in a high fire hazard zone, classified as
20 having high rangeland or commercial timber potential, nor be completely
21 surrounded by National Forest Land.

22
23
24 **IMPLEMENTATION**

25 **DECENT HOUSING IN A SATISFYING ENVIRONMENT**

26 **A** Use the land use compatibility chart (Figure 1) in conjunction with the
27 County of Tuolumne's noise contour maps to evaluate the compatibility
28 of proposed residential developments with the existing or expected
29 noise environment.

30
31 **B** Institute a comprehensive housing code enforcement program^{1/} which is

32
33
34

35 ^{1/} Building codes set standards for new construction and rehabilitation
36 while housing codes establish minimum standards for health and safety
37 for all residential units and provide a legal basis for Counties to
 insist that structural and environmental deterioration violations be
 corrected.

1 responsive to the different housing conditions and repair requirements
2 in the county's various neighborhoods, and which equitably distributes
3 the cost of housing improvements according to the resident's ability to
4 pay. Components of the program should include:

- 6 ■ Interior and exterior inspections - These establish a priority sche-
7 dule for residential inspections with initial priority given to
8 neighborhoods which contain a higher percentage of housing units in
9 need of repair than those in other parts of the County. Focus the
10 program on the correction of violations which cause imminent danger
11 to occupants. Do not require homeowners to bring their structures
12 up to new construction standards unless hazardous conditions are in-
13 volved.
- 14
- 15 ■ Financial and Technical Support - These programs for rehabilitation
16 consist of referring qualified homeowners to conventional lenders,
17 and establishing a revolving fund for purposes of making residential
18 rehabilitation loans to local homeowners and landlords.
- 19
- 20 ■ Program of Supportive Services - These include such programs as the
21 following:
 - 22 - Sponsorship of home maintenance and weatherization programs for
23 owners and tenants;
 - 24 - Solicitation of assistance from local lending institutions in pro-
25 viding rehabilitation finance counseling;
 - 26 - Architectural and engineering services to owners of deficient
27 housing, cost estimates for repairs, referring contractors, obtain-
28 ing rehabilitation bids and certifying work.
 - 29
 - 30 - Development of a Tool Bank in which owners and tenants can borrow
31 tools to perform their home repair tasks.
- 32
- 33
- 34

35 **C** Provide sufficient staff resources to implement the County's housing
36 policies and programs.

1 **D** Assign the responsibilities of a Housing Agency to an appropriate ex-
2 isting department of County government or set up a County Housing
3 Authority.

4

5 **E** Apply for Section 8, Section 202, Section 235, Farmers Home 515 and
6 other similar programs to encourage the private development of afford-
7 able housing.

9

10 **ADEQUATE SUPPLY AND CHOICE OF HOUSING**

11 **F** Amend the County of Tuolumne's Zoning maps and the residential zoning
12 district regulations to achieve consistency with the General Plan map
13 and residential land use classifications. Amend the current R-3
14 zoning district to reflect a maximum residential density of 15 dwelling
15 units per acre.

16

17 **G** Use one or both of the techniques listed below to require or provide
18 incentives for the inclusion of dwelling units suitable for sale or
19 rent to low or moderate income families, in new residential subdivi-
20 sions.

21

22 ■ Development Density Incentives - These can provide for an increase
23 in the maximum allowable density in the respective zoning district.
24 Allowances are granted to developers who include a specific per-
25 centage (say 25%) of low and moderate income units in their
26 development. Before an increase in permissible density can be
27 granted, an evaluation of the degree of neighborhood impact, the
28 adequacy of urban services and facilities, and the degree of con-
29 formity with all applicable design and amenity standards will be
30 undertaken.

31

32 ■ Inclusionary Ordinance - This type of ordinance would require that
33 a specific percentage of units within a new residential develop-
34 ment be made available to low and moderate income purchasers or
35 tenants. It may be necessary to limit application of this exer-
36 cise of power to larger development proposals (e.g., more than
37 15 units), to avoid challenges on the basis of "taking" without

1 just compensation. Likewise, a mechanism (such as a resale agree-
2 ment) must be developed concurrently to ensure that the designated
3 units will be occupied by low and moderate income families, both
4 at and subsequent to initial occupancy.

5

6 **H** Coordinate the County of Tuolumne's efforts to meet the housing needs of
7 students at Columbia College with school officials.

8

9 **BALANCED RESIDENTIAL ENVIRONMENT**

10

11 | Continuously update the general plan mapped data base to reflect
12 General Plan Amendments, re-zonings, and changes in the extent of
13 public water and sewer service areas.

14

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V. ECONOMIC ENVIRONMENT

Throughout most of its history, the economy of Tuolumne County has been dominated by the lumber and mining industries, with agriculture also playing a role. In the last 20 years, mining has declined to a relatively low level, and agriculture has suffered from the lack of low-cost water, escalating land development pressures, as well as the inherent limitations presented by the generally low productivity of local soils. Lumbering and the manufacturing of wood products continue to play a significant role but do not dominate the economy. Tourism, construction and the recreation industries have become the major forces in the county's base economy. Service activities (retailing, finance, etc.) have also become more significant as the local economy and population has grown and created more demand and support. The growth of the recreation industry, including recreational land development, has created a demand for more public services and more construction, therefore, employment in both the government sector and construction trades has been stimulated. Although the major employment sectors of the county's economy have been expanding, Tuolumne County is plagued by a high unemployment rate. This is due, in part, to the seasonal nature of employment in the lumbering, construction and agriculture industries, as well as in the recreational use patterns in the county.

This chapter contains policies which should be used to guide decisions regarding commercial and industrial development. These policies are intended to be applied to provide more year-around job opportunities in Tuolumne County to off-set the seasonal drop in employment which the county currently experiences.

POLICIES

INDUSTRIAL

1 **1** Every effort will be made to guide and regulate the development of
2 Tuolumne County so as to encourage opportunities for new employment,
3 while enhancing the attractiveness of the county to industry,
4 institutions, tourism and new residential development.

5 **2** A balance between commercial, industrial, and residential land uses
6 should be achieved in each community in the county so as to minimize
7 the travel distance required for shopping trips and the journey to
8 work.

9 **3** Industrial development will be required to meet performance standards
10 based on factors of noise, odor, traffic and air pollution in order
11 to minimize its impacts on established or proposed residential areas.

12 **4** New industrial development will be encouraged in specifically defined
13 geographic areas having appropriate locational and environmental
14 characteristics. These characteristics will include:

- 15 ■ Year-around access for truck and trailer combinations via a
16 collector road.
- 17 ■ Location within a seven minute response radius of a year-around
18 fire station or equivalent fire protection provided by the developer.
- 19 ■ Location outside areas of high fire hazard.
- 20 ■ Location outside areas where industrial development would create
21 adverse noise and traffic impacts on nearby non-industrial
22 development.
- 23 ■ Capability of being served by public water and public sewer sys-
24 tems, or capability of functioning on private systems without any
25 adverse public health impact.

1 Proximity to rail routes or air transportation will be considered a
2 desirable locational attribute for industrial development.
3

4 **5** The County of Tuolumne will attempt to induce new activities to locate
5 in the county which utilize the output of existing lumber and natural
6 resource processors.

7
8 **6** The economically important forest resources^{1/} in Tuolumne County such as
9 TPZ and Williamson Act Contract Lands will be protected against un-
10 necessary development.

11
12 **7** Economically important rangeland^{2/} in Tuolumne County will be protected
13 against premature subdivision and development.

14
15 **8** Tuolumne County contains economically important deposits of sand and
16 gravel, stone, limestone, gold and other minerals. Development will be
17 planned so that their future utilization is not precluded.

18
19 **9** The County of Tuolumne will encourage efforts to provide employment
20 training programs and skills upgrading courses to residents.

21
22 **COMMERCIAL**
23

24 **10** New commercial development will be served by public water and public
25 sewer systems. In situations where public sewer will not exist in the
26 foreseeable future, certain commercial uses may be permitted subject to
27 a Conditional Use Permit and approval of the Tuolumne County Health
28 Officer. Self contained commercial developments may be permitted outside
29 of existing water districts, P.U.C.'s, mutuals and service districts
30 upon proof of water availability and completion of an approved water

31
32
33 ^{1/} Economically important forest resources are defined as lands with
34 Arvanitis timber site index of 4, 5, 6 or 7.

35
36 ^{2/} Economically important rangelands are defined as areas with "high" or
37 "very high" rangeland production values as shown on the U.S.D.A./C.D.F.
cooperative Soil Vegetation Survey Maps.

1 system in lieu of "public water".
2

3 **11** The County of Tuolumne will promote (e.g., by zoning mechanisms,
4 specific plans, etc.) the development of specialized clusters of rela-
5 tted commercial uses in contrast to one undifferentiated pattern of
6 mixed commercial strip uses.

7

8 **12** Commercial development will not extend in a continuous fashion east of
9 Standard Road. New commercial development will not be permitted be-
10 tween Standard Road and Via Este along Highway 108.

11

12 **13** Signs will be strictly regulated in terms of size and appearance in
13 commercial and industrial portions of the county in order to improve
14 the visual attractiveness and appeal of the county to new business,
15 and to protect and enhance its visitor-serving and recreational
16 activities.

17

18 **14** Tourist and visitor-serving commercial uses will reflect a high quality
19 of design and will be adequately screened from adjacent uses. Access
20 to these uses will be controlled to minimize circulation conflicts.

21

22

23 GENERAL PLAN MAPS

24

25 INDUSTRIAL

26 The approximate location of areas which appear suitable for future indus-
27 trial development are shown on the General Plan maps as "Industrially
28 Designated Areas." Before industrial development proposals are approved
29 in these areas, it must be demonstrated that the proposed development
30 meets the criteria outlined in Policy 4.

31

32 The Industrially Designated Areas (IDA) are divided into the two cate-
33 gories discussed below based on the scale and nature of industrial opera-
34 tions which would be appropriate in each.

35

36 ■ Light - contain uses which demonstrate by the quality of their devel-
37 opment and the nature of their operations that they can locate in

1 close proximity to residential and commercial uses with a minimum of
2 nuisance or environmental conflict. Strict buffering and design
3 standards would be adhered to by industries located in these areas.
4

5 ■ Heavy - due to the nature of their operation, uses in this category are
6 typically poor neighbors in residential areas. Their operations may
7 be noisier than those of uses in the light IDAs. The uses in this
8 category usually require large parcels of land with access suitable
9 for use by heavy truck and trailer rigs.

10
11 **COMMERCIAL**
12

13 The categories of commercial land use designated on the General Plan maps
14 are intended to achieve differentiation between commercial uses and acti-
15 vities according to scale, character and market area. The three commercial
16 land use designations used on the General Plan maps are discussed below:
17

18 ■ Neighborhood General Commercial - small-scale retail operations pro-
19 viding a broad range of convenience and comparison goods and services.
20 Generally fewer clients and automobiles per establishment than would
21 be expected in a shopping center general commercial area because the
22 market area served is smaller.
23

24 ■ Shopping Center General Commercial - large-scale retail operations
25 providing a broad range of convenience and comparison goods and ser-
26 vices. Establishments in this category have a larger market area
27 and greater volume of customers than establishments in the neighbor-
28 hood general commercial category. For example, a furniture store,
29 department store, or supermarket would be typical of establishments
30 in this category. Each of these generate a considerable amount of
31 traffic and serve a large volume of customers. They require large par-
32 cels with extensive parking lots.
33

34 ■ Visitor-Serving - these uses cater to the traveler passing through
35 Tuolumne County. Examples of establishments which attract tourists
36 include motels, restaurants and gas stations.
37

1
2 **IMPLEMENTATION**
3
4

5 **INDUSTRIAL**
6
7

8 **A** Address the deficiency which exists in Tuolumne County respecting
9 the lack of high-quality industrial areas. To attract new industrial
10 development to the county while, at the same time, maintaining the
11 county's visual attractiveness and amenities, undertake the
12 following steps:

13 ■ Strictly define the scale and character of operations in both
14 the Light and Heavy Industrially Designated Areas.
15
16 ■ Develop performance standards which will guide new industry to
17 appropriate sites based upon the level of physical and environ-
18 mental impacts the new industrial operations will impose on the
19 surrounding areas. In most cases, the required environmental docu-
20 ment would contain all the information necessary to apply the
21 performance standards.
22
23 ■ Encourage planned unit development in all industrially desig-
24 nated areas.

25 **B** Attempt to induce vertical integration of existing lumber processors,
26 or the location in the county of new firms using the output of existing
27 processors.

28 **C** Work with the School Districts and Columbia Community College in
29 developing training programs to equip the county's unskilled resi-
30 dents with marketable skills. This could also create an attractive
31 labor force for prospective enterprises.

1 **COMMERCIAL**
2

3 **D** Amend the existing Zoning Ordinance (695) to reflect the Commercial
4 and Industrial use designations indicated on the General Plan map.
5 Create zoning districts and formulate development standards to
6 distinguish clearly between Neighborhood Commercial, Shopping Center
7 Commercial, Visitor-Serving Commercial, Light Industrial, and Heavy
8 Industrial activities.

9

10 **E** Enforce the sign specifications in Ordinance 695. Bring non-conforming
11 signs into conformance with the ordinance or require their removal.

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VI. PUBLIC SERVICES AND FACILITIES

This chapter deals with the County of Tuolumne's commitment to provide adequate public services and facilities to its residents. Public services are defined to include police protection, fire protection, health care, recreation and education programs which the County provides, or for the provision of which the County gives support or encouragement. Public facilities are defined as physical structures and infrastructure, such as water, sanitary sewers, roads, and flood control/storm drainage improvements.

The provision of public facilities is important in general planning because they can play a major role in influencing the timing and location of development. Without these facilities, urban development in most cases could not occur. Conversely, extension of public facilities into an undeveloped area can create or stimulate pressures for development earlier than would otherwise occur. These demands can undermine and ultimately overwhelm any land use regulations which may have sought to preserve open space or to achieve a logical sequence of contiguous development. Consequently, public policies for service, facility, or utility extensions comprise an important tool which can be used either to promote urban sprawl or to control urban development and reduce the unnecessary economic, social, and environmental costs of sprawl.

In determining the nature of the provision for governmental services contained in the General Plan, primary attention should be directed to achieving efficiency, effectiveness, and fiscal feasibility.

POLICIES

INFRASTRUCTURE

- 1 Rising costs of services will be controlled by the County of Tuolumne through regulating scattered development, thus promoting increased con-

centration of population, higher than average densities in urban areas, and greater utilization of the investment in existing service delivery systems.

2 Urban development on lots of less than two gross acres will be required to be served by a public water system. Development on lots of one third acre or less must also be served by a public sewer system.

3 Urban development on lots of less than two gross acres will be required to be served by a public sewerage system where geological conditions exist which prevent the proper functioning of a septic system.

4 Priority for public water and sewerage system capacity will be given to existing development and uses rather than to new development.

5 The County of Tuolumne will encourage the installation of public sewerage systems in existing communities which are experiencing repeated septic system failures.

6 New residential development will be required to pay for its proportional share of the local costs of infrastructure improvements required to service such development.

TRANSPORTATION/CIRCULATION

7 The street and highway network in the county will be classified according to the function they are intended to serve. The following four functional classifications will be used in Tuolumne County:

- Arterial - serves statewide and interstate travel. Primarily federal and state highways.
- Major Collector - serves intraregional travel. Average travel distances are shorter than on arterial routes.
- Minor Collector - collects traffic from local roads and channels

1 it to major collectors or arterials. Serves to link locally important traffic generators.

4

- 5 ■ Local Roads - provide access to immediately abutting land uses or rural areas. Provide service over relatively short distances compared to collectors and arterials.

8 **8** The County of Tuolumne will ensure that both its existing and proposed street configurations serve the ultimate functions they are intended to serve by protecting their alignments from encroachment.

12 **9** The County of Tuolumne will encourage the development of a balanced transportation system, including public transit as well as privately operated vehicles.

16 **10** Scenic corridors along scenic routes in the county will be preserved.

18 **PARKS AND RECREATION**

20 **11** Parks and recreation facilities of varying size, function, and location will be provided to serve county residents.

23 **12** Developers of new residential subdivisions of 100 units or greater will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreation facilities which directly serve the needs of the subdivision.

28 **SCHOOLS**

30 **13** Developers of new residential subdivisions of 100 units or greater will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of school sites which directly serve the needs of the subdivision.

GENERAL PLAN MAPS

The General Plan maps indicate the location of major existing and proposed circulation routes. Both arterials and major collectors are identified on the General Plan maps. Public facilities such as hospitals, County, State and Federal offices are also identified on the General Plan maps together with existing elementary schools, secondary schools, parks and recreational trails.

IMPLEMENTATION

INFRASTRUCTURE

A Encourage the consolidation of the multitude of water purveyors in the County in order to strengthen the economic feasibility of making improvements to the water systems and thereby meet current state-mandated water treatment standards.

Discourage the proliferation of additional water purveyors in the county, particularly stemming from new development.

B Support efforts by Tuolumne County Water District (TCWD) No. 2 to obtain Federal and State monies for public water system consolidation, improvement and expansion.

C Encourage individual users of PG & E's ditch water to install shut-off valves in order to avoid their inadvertent wastage of ditch water.

D Coordinate County and TCWD No. 2 actions in order to develop a county-wide sewer hookup policy whereby remaining interceptor capacity is allocated to defined areas in the county.

E Support efforts by TCWD No. 2 to obtain Federal and State monies for public sewerage system improvement and expansion.

F Ensure that both the septic system hazard maps and a County Wastewater Ordinance are used as tools for identifying and mitigating natural

1 hazards which adversely affect the operation of septic systems.

2

3 **TRANSPORTATION/CIRCULATION**

4

5 **G** Adopt the functional street and highway classification indicated on the
6 General Plan maps.

7

8 **H** Ensure that rights-of-way for future streets are protected from encroach-
9 ment by current development.

10

11 **I** Designate as scenic routes those roads and highways listed in Appendix
12 F. The appendix also indicates the scenic features and implementation
13 recommendations associated with each scenic route.

14

15 **PARKS AND RECREATION**

16

17 **J** Whenever possible, acquire future park sites prior to the urbanization or
18 development of an area in order to conserve park acquisition monies.
19 These sites could be leased for agricultural or other uses until park
20 development is required and programmed.

21

22 **K** Prepare a Five-Year Capital Improvement Program (CIP) listing the neces-
23 sary improvements to the County of Tuolumne's public services and facil-
24 ities for which funding will be provided.

25

26 **SCHOOLS**

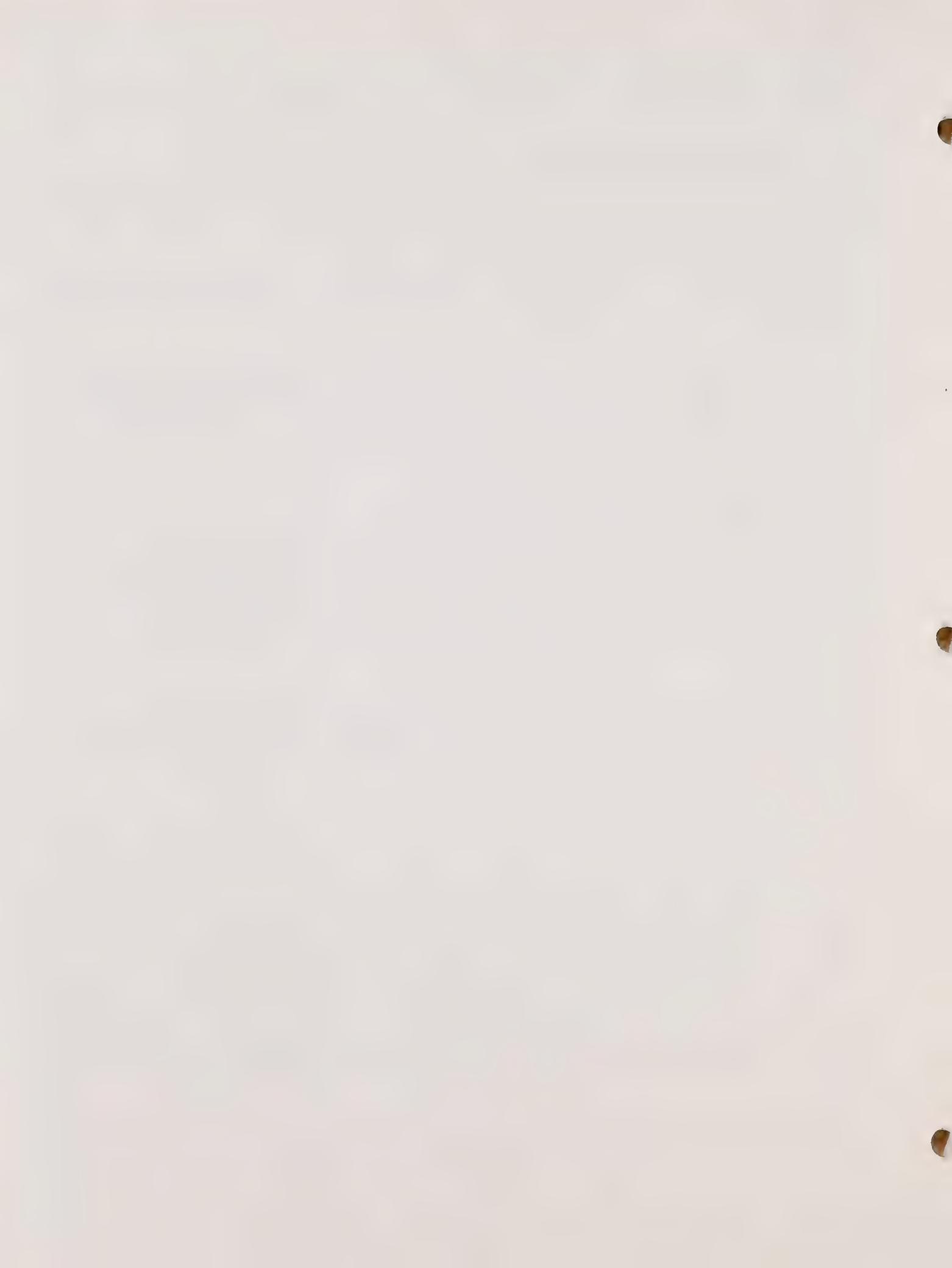
27

28 **L** Ensure that the Superintendent of Schools for the County of Tuolumne and
29 the respective School Boards are informed of development proposals and
30 are afforded the opportunity of evaluating their potential effect on the
31 physical capacity of school facilities and their fiscal impact on locally-
32 originating revenue requirements. Their reports on these impacts should
33 be available in a timely fashion prior to final consideration and action
34 by the County of Tuolumne on a development application.

35

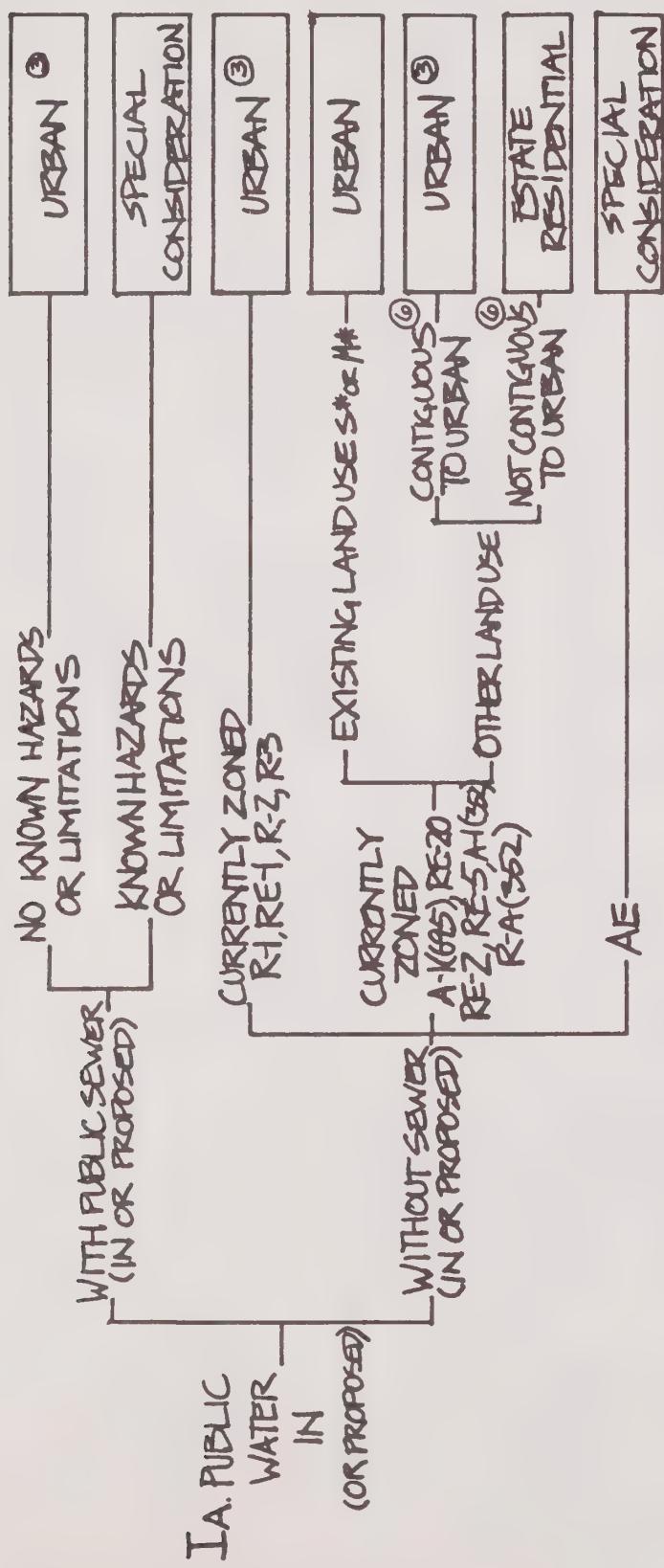
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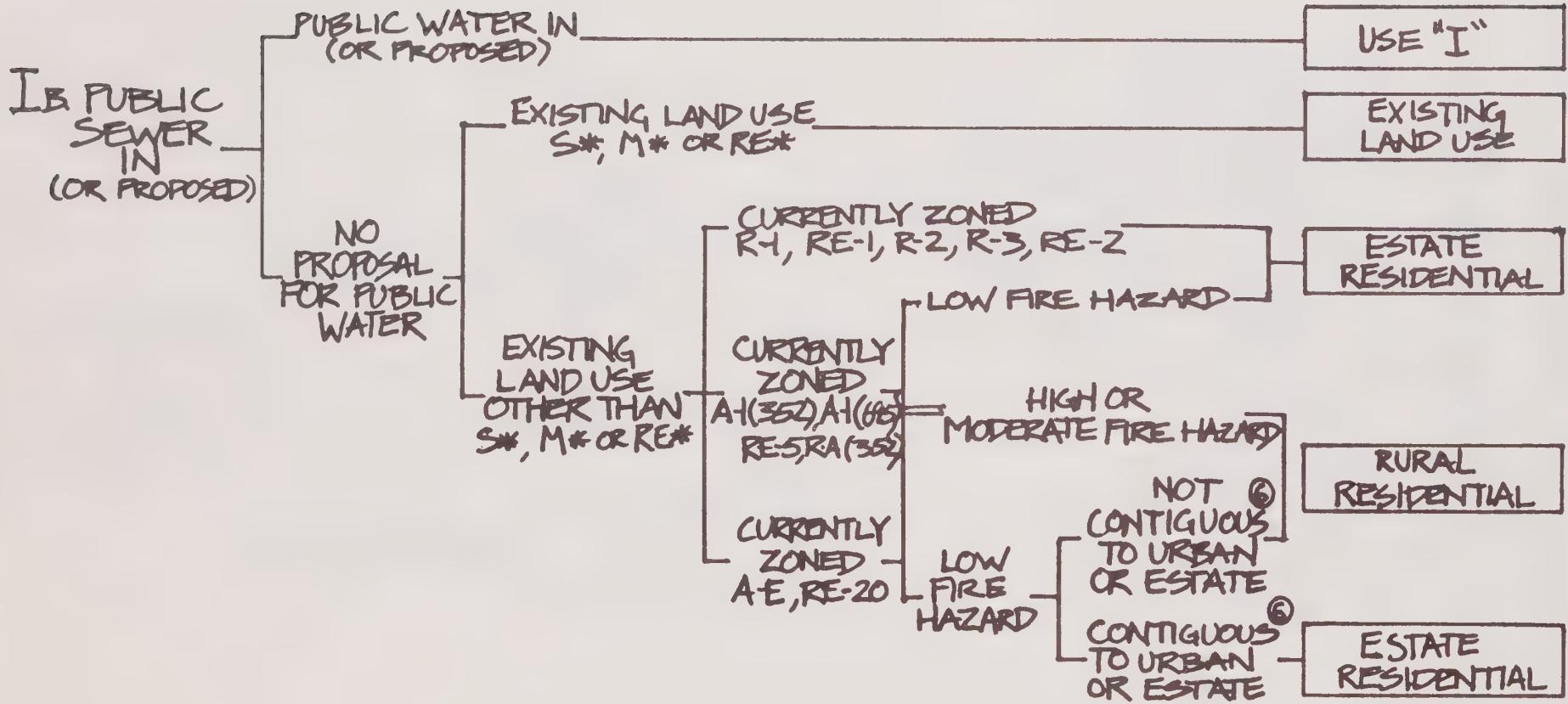


APPENDIX A: DECISION SYSTEM

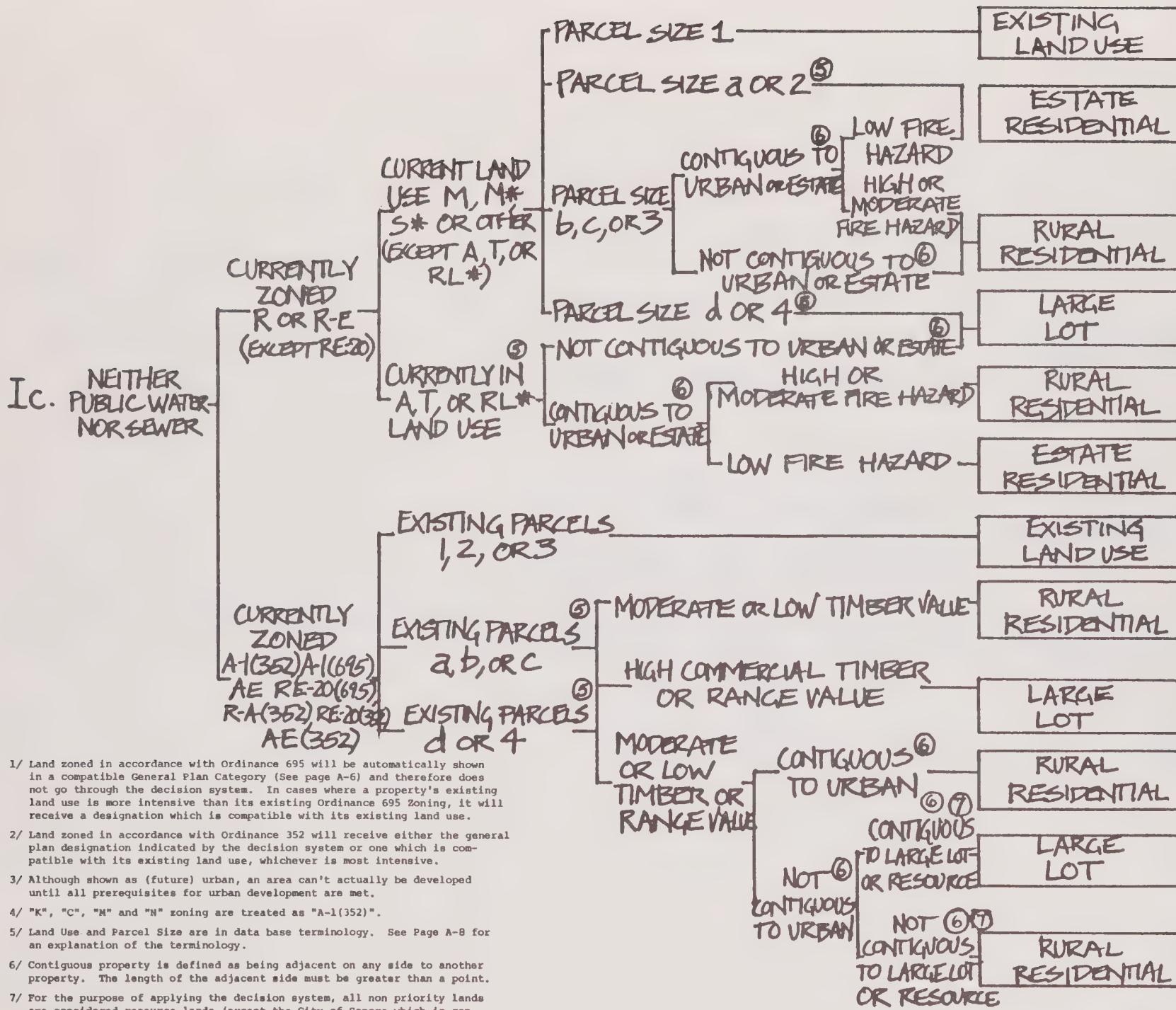
I. DETERMINATION OF GENERAL PLAN RESIDENTIAL CATEGORIES FOR LAND WITHIN PRIORITY AREAS



DECISION SYSTEM I (CONTINUED)



DECISION SYSTEM I (CONTINUED)



1/ Land zoned in accordance with Ordinance 695 will be automatically shown in a compatible General Plan Category (See page A-6) and therefore does not go through the decision system. In cases where a property's existing land use is more intensive than its existing Ordinance 695 Zoning, it will receive a designation which is compatible with its existing land use.

2/ Land zoned in accordance with Ordinance 352 will receive either the general plan designation indicated by the decision system or one which is compatible with its existing land use, whichever is most intensive.

3/ Although shown as (future) urban, an area can't actually be developed until all prerequisites for urban development are met.

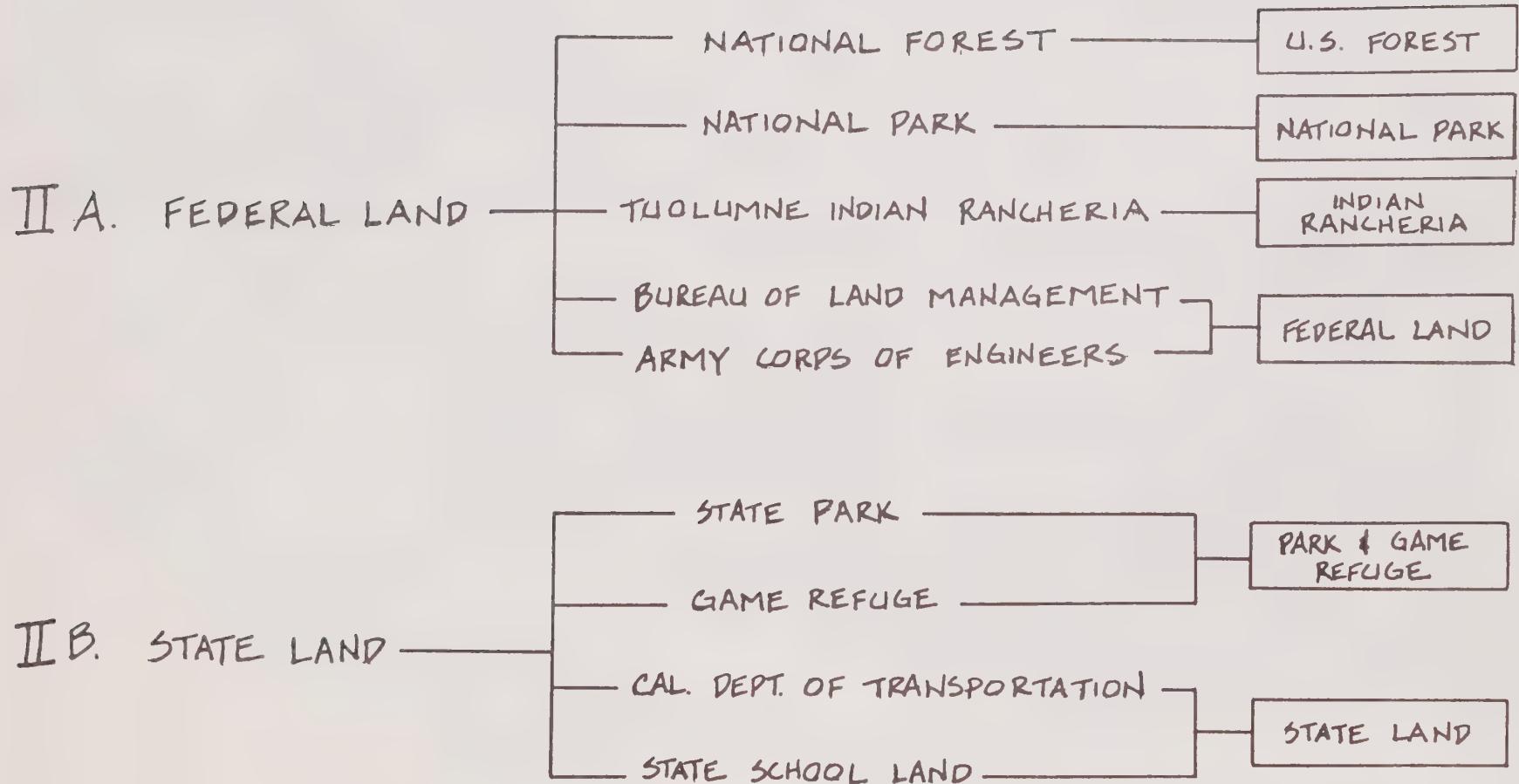
4/ "K", "C", "M" and "N" zoning are treated as "A-1(352)".

5/ Land Use and Parcel Size are in data base terminology. See Page A-8 for an explanation of the terminology.

6/ Contiguous property is defined as being adjacent on any side to another property. The length of the adjacent side must be greater than a point.

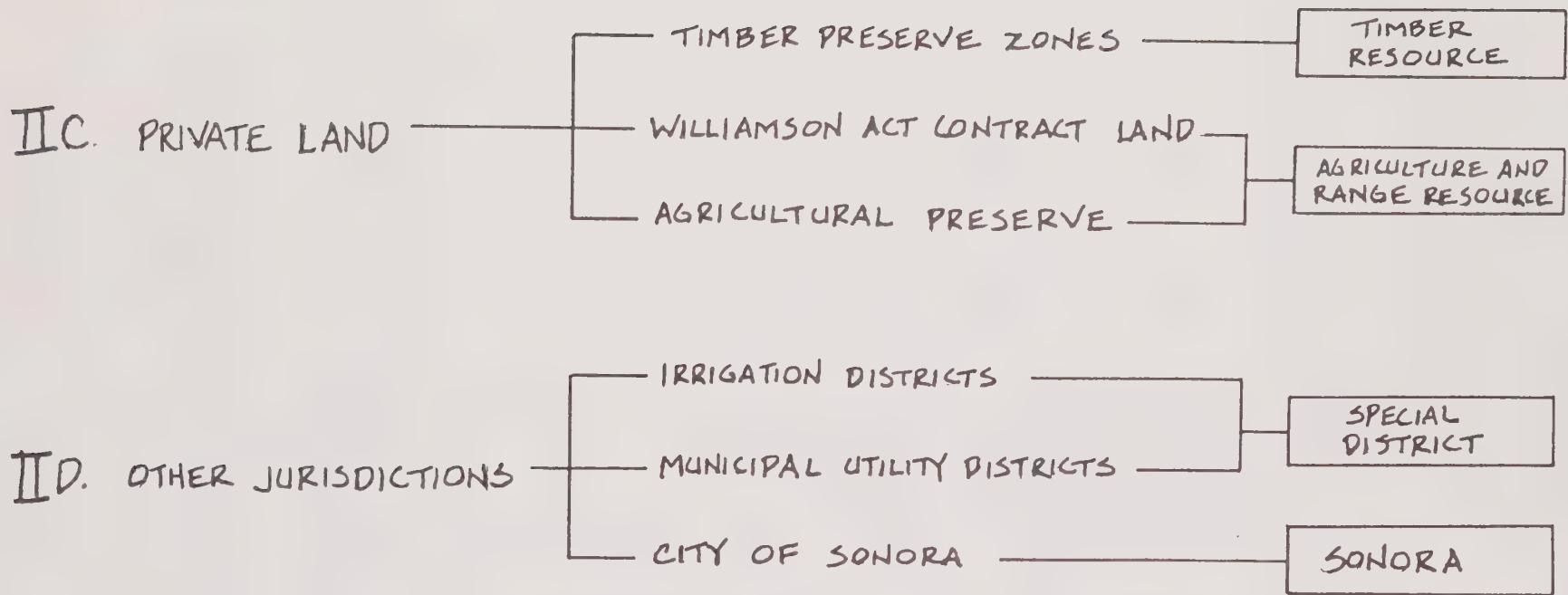
7/ For the purpose of applying the decision system, all non priority lands are considered resource lands (except the City of Sonora which is considered urban).

II. DETERMINATION OF GENERAL PLAN CATEGORIES FOR LAND
OUTSIDE OF PRIORITY AREAS



revised 3/20/80

DECISION SYSTEM II (CONTINUED)



EXPLANATION OF DECISION SYSTEM FOOTNOTE 1: ORDINANCE 695 ZONING DISTRICTS AND COMPATIBLE GENERAL PLAN DESIGNATIONS

General Plan Designations

Urban

Residential

High Density
Low Density

Compatible 695 Zoning

R-2, R-3
R-1, RE-1, R-2

Commercial

Neighborhood
Shopping Center
Visitor Servicing

C-0, C-1, C-2^{1/}

Non-Urban

Residential Agricultural

Estate
Rural
Large-lot

RE-2, RE-5^{2/}
RE-5^{2/}, A-1, RE-20
AE

Industrially Designated Areas

Light
Heavy

M-1
M-2

Park and Recreation

K, CK

Public/Institutional/School

-

Open Space

K-0

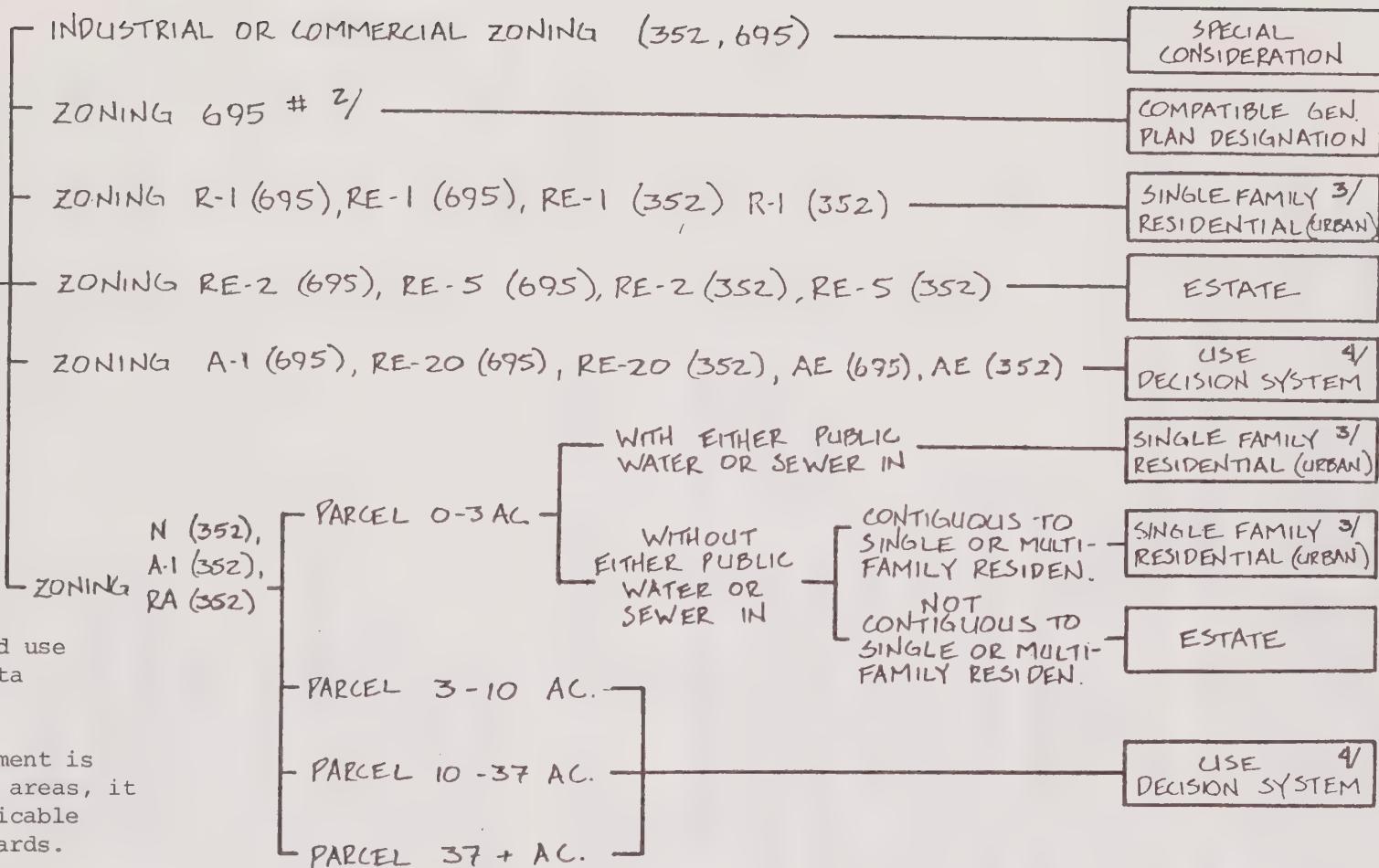
1/ The commercial zoning districts do not distinguish clearly between neighborhood commercial, shopping center, and visitor-serving activities. Therefore, the compatible commercial General Plan designation must be determined on a case-by-case basis.

2/ Apply the decision system to RE-5 parcels to determine whether they should be designated "Estate" or "Rural". Designate them in the category which is most similar to the decision system outcome.

**METHOD FOR DETERMINING THE APPROPRIATE GENERAL
PLAN DESIGNATION FOR PARCELS WITH "SINGLE FAMILY"
LAND USE^{1/}**

**EXISTING
SINGLE FAMILY
LAND USE**

A-7



1/ non-revised(S) land use as shown on the data base maps.

2/ Before new development is permitted in these areas, it must meet all applicable criteria and standards.

3/ # denotes 695 zoning subsequent to September, 1977.

4/ on pages A-1 to A-3.

LAND USE AND PARCEL SIZE DATA BASE TERMINOLOGY

EXISTING LAND USE

A	UNDEVELOPED, LOWER ELEVATIONS
T	UNDEVELOPED, FORESTED
R	RECREATIONAL
S	SINGLE FAMILY RESIDENTIAL
M	MULTI-FAMILY RESIDENTIAL
RE	ESTATE RESIDENTIAL
RC	RURAL RESIDENTIAL
RL	LARGE LOT RESIDENTIAL
IL	LIGHT INDUSTRIAL
IH	HEAVY INDUSTRIAL
N	NEIGHBORHOOD COMMERCIAL
C	SHOPPING CENTER COMMERCIAL
V	VISITOR SERVING COMMERCIAL
P	PUBLIC
*	UPDATED LAND USE AFTER 4-17-80

PARCEL SIZE

a	0-2.9 ACRES
b	3.0-9.9 ACRES
c	10.0-36.9 ACRES
d	37+ ACRES
1	0-1.9 ACRES
2	2.0-4.9 ACRES
3	5.0-36.9 ACRES
4	37+ ACRES

APPENDIX B:

LOCATION OF THE CONTENTS OF THE MANDATED ELEMENTS

Components of Mandated Elements	General Plan		MFIR Documentation	
	Chapter(s)	Page(s)	Chapter(s)	Sections(s)
LAND USE ELEMENT (65302a) ¹				
Policies	II	2-5		
Density	I; IV	4-5; 5-6		
Hazardous Areas	III	2-10	VIII; IX	1, 4, 6; 1
Land Use Map	Appendix A; Display Map	A1-8	VIII; IX	1
Implementation Program	II; III	5-7; 11-16		
CIRCULATION ELEMENT (65302b) ¹				
Assessment			V	3
Policies	VI	2-3		
Map of Circulation System	Display Map			
Description/Standards	VI	2-3	V	3
Implementation Program	VI	5		
HOUSING ELEMENT (65302c) ¹				
Existing Units			II; III	Pp. 3; 7-14
Potential Units			VIII	Pp. 23-34
Population Characteristics			II; III	Pp. 1-6; 4-6
Assessment of Need			III	Pp. 7-23
Policies	IV	2-3		
Implementation	IV	6-9	III	Pp. 22-23
CONSERVATION ELEMENT (65302d) ¹				
Analysis of Resources			VII; IX	1, 2, 3, 5, 6; 1
Areas of Concern			VII	1-6
Development vs. Critical Areas	II; III	1-4; 1-10		
Policies/Criteria	II; III	2-5; 1-10		
Implementation Program	II; III	5-7; 11-16		

Components of Mandated Elements	General Plan		MEIR Documentation	
	Chapter(s)	Page(s)	Chapter(s)	Section(s)
OPEN SPACE ELEMENT (65302e and 65560) ¹			VIII; IX	1,2,3; 1
Analysis of Areas				
Policies	II; III	2;1-2		
Criteria for Preservation	II; III	2;1-2		
Definition of Categories	III	1-2		
Implementation Program	III	11-2		
SEISMIC SAFETY ELEMENT (65302f) ¹			Appendix C	Pp. 13-35
Identification of Hazards				
Evaluation of Land Use	Appendix C	1		
Structural Hazards	Appendix C	1		
Policies	III	2-6		
Implementation Program	III	12-14		
NOISE ELEMENT (65302g) ¹			VII; Dis- play Map }	4 4
Existing Noise Levels				
Future Noise Levels				
Policies/Standards	III	7-10		
Implementation Program	III; App. D; App.E	15-16; 1;1-4		
SCENIC HIGHWAYS (65302h) ¹				
Identification	Appendix F	1-2		
Policies	VI	3		
Implementation Program	VI	5		
SAFETY ELEMENT (65302i) ¹			IX; App. C	1; pg.1-35
Identification of Hazards				
Acceptable Risk	Appendix C	1		
Policies	III	2-7		
Implementation/Mitigation	III	12-14		

¹ Applicable section of the State Government Code.

Components of Mandated Elements	General Plan		MEIR Documentation	
	Chapter(s)	Page(s)	Chapter(s)	Section(s)
HISTORIC PRESERVATION (65303j) ²				
Identification of Sites			VII	
Policies	II	4		
Implementation Program	II	6-7		

¹ The nine mandated elements are Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways, and Safety. The Historic Preservation Element is an optional general plan element.

² Applicable section of the State Government Code.



APPENDIX C:

SCALE OF EXPOSURE TO ACCEPTABLE RISKS BY KINDS OF STRUCTURES

Level of Acceptable Risk	Kinds of Structures	Extra Project Cost Probably Required to Reduce Risk to An Acceptable Level
1. Extremely low ¹	Structures whose continued functioning is critical, or whose failure might be catastrophic: large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials	No set percentage (whatever is required for maximum attainable safety)
2. Slightly higher than under level 1 ¹	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police, and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams	5 to 25 percent of project cost ²
3. Lowest possible risk to occupants of the structure ³	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or noncritical bridges and overpasses.	5 to 15 percent of project cost ⁴
4. An "ordinary" level of risk to occupants of the structure ^{3, 5}	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases) ⁴

1. Failure of a single structure may affect substantial populations.
2. These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to embody sufficient safety to remain functional following an earthquake.
3. Failure of a single structure would affect primarily only the occupants.
4. These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.
5. "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as non-structural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California)

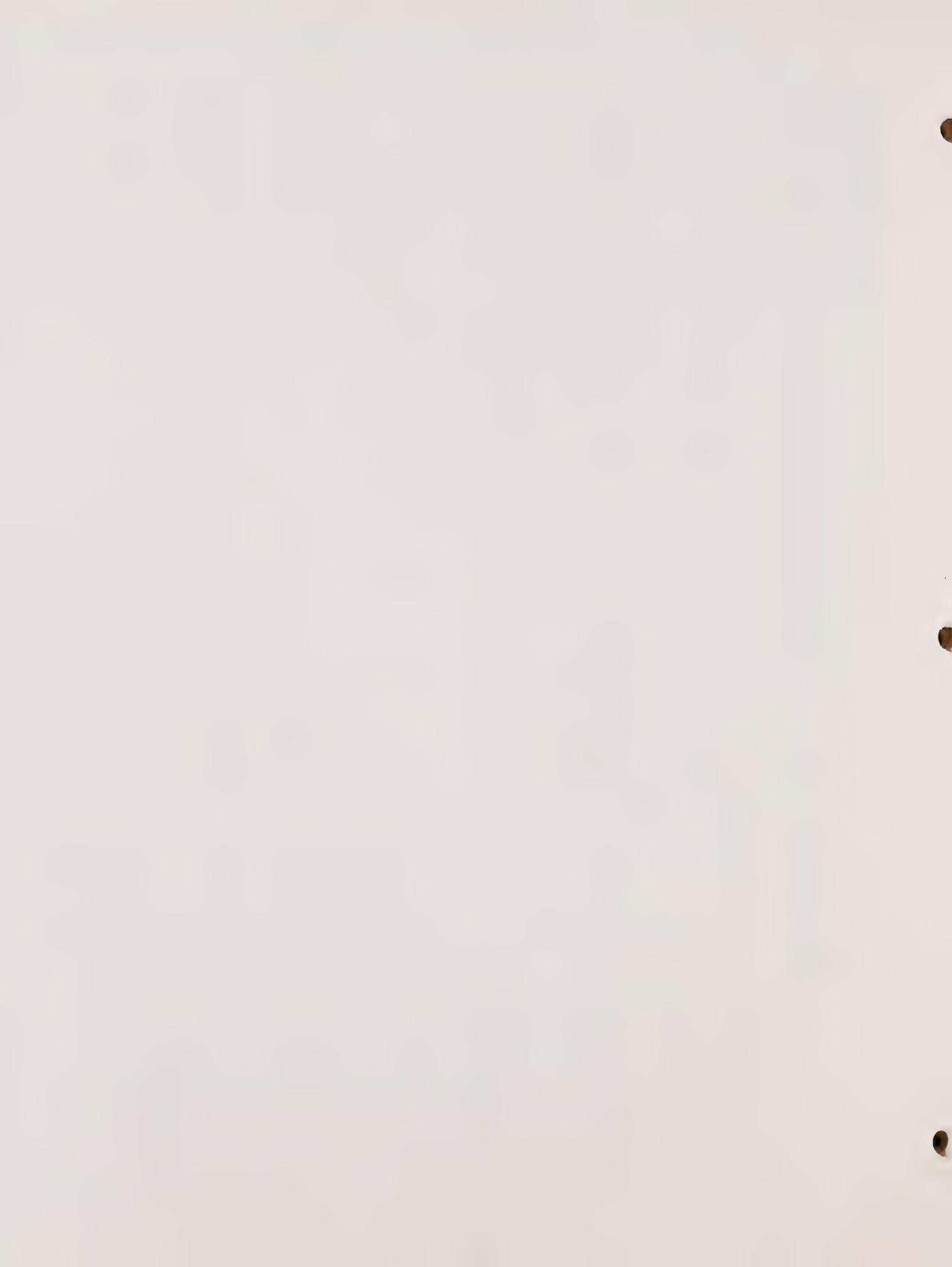


APPENDIX D:

A SUMMARY OF CALIFORNIA NOISE REGULATIONS

D-1

Regulation	Section	Application
CA Noise Control Act of 1973, Health and Safety Code, Div. 28.	---	Establishes the state department of the Office of Noise Control which will provide assistance to local agencies for noise control.
CA Noise Insulation Standards, CA Administrative Code, Title 25, Article IV, Chapter 1, Subchapter 1.	---	Applies to new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. Establishes standards for sound transmission control between units and insulation from noise from exterior sources of more than 60 Ldn.
CA Streets and Highways Code, Regulation on Freeway Noise Affecting Classrooms.	216	Requires the abatement of noise levels to 50 dBA from freeway traffic in classrooms, libraries or multi-purpose rooms.
CA Motor Vehicle Code.	27150	Requires that all vehicles be equipped with a properly maintained muffler.
	27151	Makes it illegal to modify the exhaust system of any motor vehicle.
	23130-231301.5	Sets quantitative noise emission limits for different vehicle classes.
	38275	Requires all off-highway motor vehicles to be equipped with a properly maintained muffler.
	27200	Requires new vehicles to meet applicable noise limits upon sale to be able to be registered.
CA Motorboat Noise Regulations.	654	Requires all motorboats with internal combustion engines to be equipped with effective mufflers.
	654.05	Sets quantitative noise emission limits for different aged motorboat engines.
	654.06	Requires motorboat's engines to meet certain noise emission limits before sale.
	668	Sets up penalty provisions for violations of 654, 654.05, and 654.06.



APPENDIX E: POTENTIAL NOISE MITIGATION MEASURES

In some situations it is necessary to construct noise-sensitive developments in noisy areas. The following discussion of noise mitigation measures is intended to provide an overview of the kinds of steps that can be taken to reduce or eliminate noise impacts. Noise control engineering is a complex discipline. Any proposed solutions to noise problems must not interfere with structural, architectural, or building code requirements. Noise mitigation measures should also be assessed against other community values such as open space, aesthetics, maintenance problems, etc. Each project has its own special problems, and mitigation measures which are cost effective in the case of one project may not be effective in all other situations. Regardless of the measures employed for a project, mitigation is always cheaper and generally more effective if it is included in a project during the design phase. The measures or combinations of measures used to mitigate noise fall into four major categories.

- site planning;
- architectural layout;
- noise barriers; and
- construction modifications.

Site Planning. Proper site planning to reduce noise impacts is the first area that should be investigated for a given project. By taking advantage of the natural shape and contours of the site it is often possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Planned unit developments are particularly conducive to site planning techniques. Site planning techniques include:

- (1) Increasing the distance between the noise source and the receiver.
- (2) Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver.
- (3) Using non-noise sensitive structures such as garages to shield noise-sensitive areas.
- (4) Orienting buildings to shield outdoor spaces from a noise source.

Architectural Layout. In many cases noise reduction requirements can be met by giving attention to the layout of noise-sensitive spaces. Bedrooms for example will be considerably quieter if placed on the side of the house facing away from the traffic ways. Similarly, balconies facing highways should be avoided. Quiet outdoor spaces can be provided next to a noisy highway by creating a u-shaped development which faces away from the highway. Proper architectural layout can often eliminate the need for costly construction modifications.

Noise Barriers. Noise barriers or walls are commonly used to reduce noise levels from ground transportation noise sources and industrial sources. Noise barriers serve a dual purpose in that they can reduce the noise level both outdoors and indoors.

To be effective a noise barrier must be massive enough to prevent significant noise transmission through it and high enough to shield the receiver from the noise source. The minimum acceptable surface weight for a noise barrier is 4 lbs./sq. ft. (equivalent to 3/4" plywood) and the barrier must be carefully constructed so that there are no cracks or openings. To be effective a barrier must interrupt the line-of-sight between the noise source and the receiver. As an example of this relationship consider a flat

area with a residential development next to a road. If there are no diesel trucks on the road, a 7-foot high barrier will reduce the traffic noise by about 8 dBA. If there are trucks then the noise from the trucks will only be reduced by about 4 dBA. The reason is that the stacks of the diesel trucks will be visible above the barrier and the noise path will not be completely interrupted.

Another important and often overlooked consideration in the design of noise barriers is the phenomenon of "flanking". Flanking is a term used to describe the manner by which a noise barrier's performance is compromised by noise passing around the end of a barrier. Short barriers regardless of height provide essentially no reduction in the overall noise level. The effects of flanking can be minimized by bending the wall back from the noise source at the ends of the barrier.

In addition to meeting acoustical requirements, noise barriers must be evaluated for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and cost.

Construction Modifications. If site planning, architectural layout, noise barriers or a combination of these measures do not achieve the required noise reduction for the building in question, it will be necessary to modify the building's construction. Indoor noise levels due to exterior sources are controlled by the noise reduction characteristics of the building shell. The walls, roof, ceilings, doors, windows and other penetrations are all determinants of the structure's overall noise reduction capabilities.

In general, windows and doors are the acoustical weak links in a building. Often all that is required is that the windows be sealed on the noisy side of the building and an alternate means of ventilating the building provided. Beyond this, thicker windows or doubled-glazed windows will be required. Doors should not be located on the side of the building facing a noise source. If they are, they should be solid-core doors and should be equipped with an appropriate acoustical door gasket.

In cases where more noise reduction is required the ceiling/roof and/or the walls must be modified to provide the required noise reduction. The actual modifications will depend on the amount of noise reduction required.

APPENDIX F: SCENIC ROUTES

A Scenic Highway is one which traverses an area of outstanding scenic quality. The following three roadways are classified as Scenic Highways in Tuolumne County (refer to figure 2 for the location of these):

State Highway Route 49, This route traverses the western foothills and Mother Lode and connects many historical sites and towns. This highway shall be designated as a Scenic Highway from the northern boundary of the city of Sonora to the Calaveras County line. This highway is shown on the Master Plan of "State Highways Eligible for Official Scenic Highway Designation".

State Highway Route 108, The Sonora Pass Highway, from the westerly beginning of the four lane highway near Camp Sunshine easterly into Mono County. This, like State Route 49 described above, gives access and exposure to spectacular mountain country. This route is also on the State Scenic Highways Master Plan.

Old Highway 120, From east of Hardin Flat to the new Highway 120, this highway provides exposure to sites and views of historic interest and scenic value.

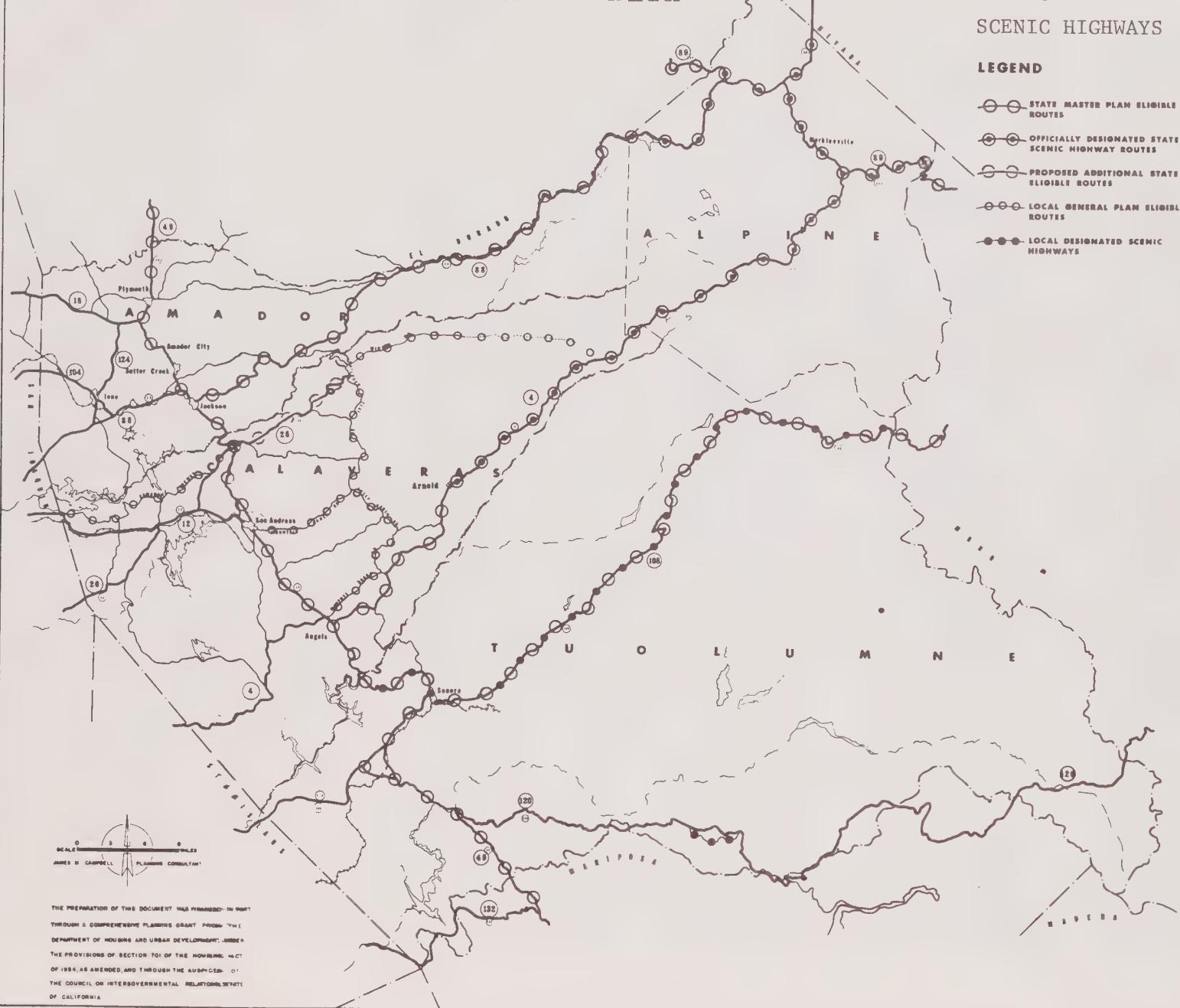
The land use restrictions on Scenic Highways and lands adjacent to them as outlined in the Streets and Highways Code of the State of California shall only apply to lands in non-priority areas designated on the Tuolumne County General Plan Maps.

CENTRAL SIERRA PLANNING AREA

Figure 2
SCENIC HIGHWAYS

LEGEND

- STATE MASTER PLAN ELIGIBLE ROUTES
- OFFICIALLY DESIGNATED STATE SCENIC HIGHWAY ROUTES
- PROPOSED ADDITIONAL STATE ELIGIBLE ROUTES
- LOCAL GENERAL PLAN ELIGIBLE ROUTES
- LOCAL DESIGNATED SCENIC HIGHWAYS



APPENDIX G: GENERAL PLAN GLOSSARY

A-weighted Sound Level. An A-weighted sound level, or dBA, is a sound level to which the A-weighted scale has been applied. The A-weighted scale approximates the frequency response of the human ear by weighting the frequency range of 1000 to 6000 Hertz more heavily than other frequencies. (Unweighted sound levels are expressed in the unit, dB). It is possible to measure A-weighted sound levels by use of an instrument with an "A" filter.

Community Noise Equivalent Level (CNEL). The CNEL represents the average noise level over a 24-hour period with weighting factors applied to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours. A weighting of 5 dB is applied to evening noise, while a weighting of 10 dB is applied to nighttime noise. The purpose of these weighting factors is to account for the lower tolerance of people to noise during evening and nighttime periods.

Day-Night Average Sound Level (Ldn). The Ldn represents the average noise levels over a 24-hour period (based on average energy content of the sound) with a 10 dB weighting applied to nighttime noise. (The methodology for computing Ldn is identical to that for CNEL except that the evening weighting factor is deleted in the computation of Ldn; Ldn and CNEL generally agree within 1 dB).

Decibel (dB). The decibel is the most commonly used unit to express sound level relative to a reference sound pressure of 20 microneutrons per square meter (the threshold of human hearing). Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 3 decibels represents a doubling of acoustic energy. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

Developer. Any person or entity who carries out development.

Development. For the purposes of "Footnote 3 on Appendix A", as utilized in conjunction with the "Decision System", the following definition of "Development" shall apply: The next permit or entitlement granted a developer by Tuolumne County after the property has received a zoning classification consistent with its General Plan designation.

Examples of what would constitute "development" for different types of projects are listed below. That portion of the project in parenthesis would constitute development and could not be approved until the Urban Services requirement was satisfied:

Subdivision Project → Rezoning → Tentative Map approval → (Final Map approval)

Commercial Development → Rezoning → (Site Development Permit, Conditional Use Permit or Building Permit, whichever comes first)

Land Division (Minor) → Rezoning → (Same as Subdivision)

Planned Unit Development → Rezoning → (Planned Unit Development Permit)

Residential Development on an existing lot → (Building Permit)

In all other instances where it is used in this plan, "Development" shall be defined as "The issuance of a site development permit for commercial or residential development, the approval of a final map (parcel or subdivision), or the approval of a Planned Unit Development Permit".

Environmental Impact Report (EIR). A detailed evaluation of the effect upon a jurisdiction of a project (such as a shopping center or a General Plan) as required by State law. The report, which is circulated among citizens and government agencies for comment, identifies significant impacts and their effects, reviews mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed

project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most benefits and creates the least adverse impacts possible.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. Because rock in fault zones is crushed, even under static conditions fault rupture zones are prone to ground water seepage and settlement problems.

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Potentially Active Fault - (1) A fault that had its latest movement within the Quaternary Period (the last 2,000,000 years) but before the Holocene Epoch (the last 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

"Fault" in the General Plan and MEIR refers to potentially Active Faults. (Calif. Div. of Mines and Geology, Special Publication 42).

Fault Rupture Zone. A narrow band along an existing identified fault trace where surface rupture has previously occurred in geologic time, and where physical movement of the ground surface from a few inches to a few feet can be anticipated to occur in the future.

General Plan. A comprehensive, long-term framework for the development of a jurisdiction, required by State law, consisting of a statement of development policies and the objectives, principles, standards and proposals to implement those policies, together with maps as appropriate. The General Plan must address at a minimum the following nine issues (or elements): land use; circulation; housing; conservation; open space; seismic safety; safety; noise; and scenic highways. Optional issues of concern to the county may be included (e.g. Historic Preservation). All development regulations, such as zoning and physical improvement projects must be consistent with the policies of the Plan. The General Plan can be amended if necessary, and should be reviewed and updated on a regular basis.

Goal. The ultimate purpose of an effort stated in a way that is general in nature and incapable of measurement.

Implementation Measure. An action, procedure, program or technique that carries out general plan policy.

Policy. A specific statement (of the type contained in a General Plan) in which the legislative body expresses a clear commitment to take a particular course of action.

Public Sewer System. A community or regional system for the collection, treatment and disposal of sewage which meets all applicable State and local laws.

Public Water System. A distribution system which provides treated and potable water to residents of an area or community, and is owned and operated by either a mutual, district, or public utility company form of organization.

PUD (Planned Unit Development). Variations in the fixed requirements of zoning districts (such as setback, yard area, building relationships, and open space requirements) are permitted in PUDs in order to increase the amenities provided by the development.

Riparian Habitat (or Community). The land, plants and animal life bordering a stream, river or lake. The riparian community is defined as coinciding with the 100 year flood plain of a water body.

Section 8, 23, 202, 502 and 515. Federal housing programs which serve the following functions:

- Sections 8 and 23 - provide assistance to renters;
- Section 202 - direct loans for elderly or handicapped housing;
- Section 502 - rural homeownership assistance program;
- Section 515 - rural rental assistance program

Seismic Ground Response Zone. An area in which a uniform level of relatively strong ground shaking can be expected to occur from a given earthquake. The level of ground shaking would vary with the magnitude of the earthquake and its distance from the zone.

Standard. A specific, quantified guideline defining the relationship between two or more variables. Standards are often translated into regulatory controls. An example of a standard is: Two to five gross acres per dwelling unit (Estate Residential).

Timber Preserve Zone (TPZ). An area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber. To protect timber land from conversion to other uses TPZ replaces the ad valorem property tax on standing timber with a yield tax on harvested timber.

Williamson Act Agricultural Contracts (California Land Conservation Act). Pursuant to Sections 51200-51295 of the Government Code, this act allows the County to enter into contracts with the owners of agricultural lands or rangeland. Upon signing the contract, the development rights of land-owners are relinquished (for a period of ten years) in exchange for preferential tax assessment.

Zoning. Zoning is generally considered the primary tool for implementing the general plan. All privately owned property in the jurisdiction is classified as belonging in one of a number of Zoning Districts within which allowable uses and development standards are defined and prescribed. The zoning ordinance consists of a text defining the requirements for each district, and map(s) which delineate the districts.

Tuolumne County currently administers two zoning ordinances: Ordinance 352 enacted in April 1959 with subsequent amendments, and Ordinance 695 enacted in July 1972.

APPENDIX H: GENERAL PLAN AMENDMENT PROCEDURE

The California Government Code allows for amendment of the General Plan up to 3 times per year. There are many ways this procedure can be accommodated, ranging from a first come, first served basis to no amendments (if none are required).

There is a need for flexibility in a General Plan through an amendment process. This process should be available on a regularly scheduled basis, as needed.

When an application for a General Plan Amendment is received, it will be scheduled for a Planning Commission hearing to be held on a specific date as established herein. In order to allow adequate staff time for processing, applications must be submitted at least 90 days prior to the scheduled hearing. Therefore, the following General Plan Amendment schedule is hereby adopted.

Where applications for General Plan amendments have been received, the Planning Commission will hold hearings on General Plan Amendments at their first meeting in January of each year. Additional hearings may be held as necessary.

Applications for General Plan amendments must be submitted at least 90 days prior^{1/} to the scheduled hearing.

^{1/} This schedule would not apply to those projects where an E.I.R. was required on the amendment.



APPENDIX I: CIRCULAR DESIGNATIONS

A "circle" on the General Plan Land Use Maps is used to designate those areas which are appropriate for a particular category of uses. The "circle" is not intended to be "specific" either as to size, or as to location. It is intended to indicate that "in this general area" those uses are appropriate. The actual location of a future development may vary in any direction from the location of the "circle" but it may not cross a physical barrier that was in existence at the time the map was prepared (i.e. a road, or a stream) unless the "circle" is clearly on both sides of the road, etc.

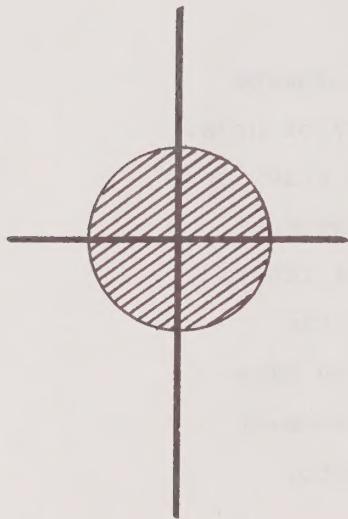
For example, see Figure 3.

Figure 3

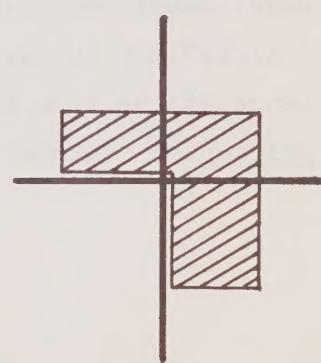
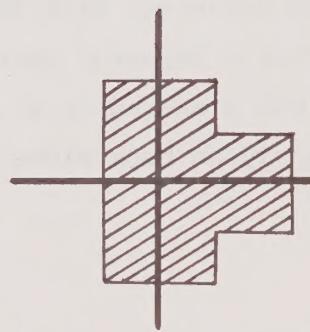
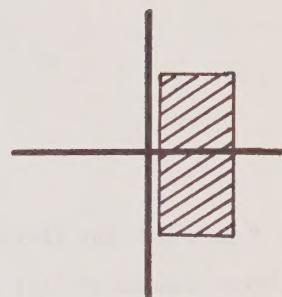
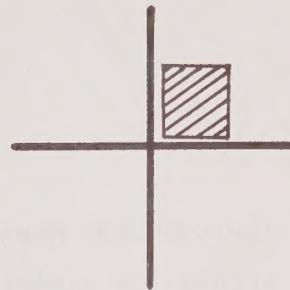
LEGEND

ROAD
OR STREET —————

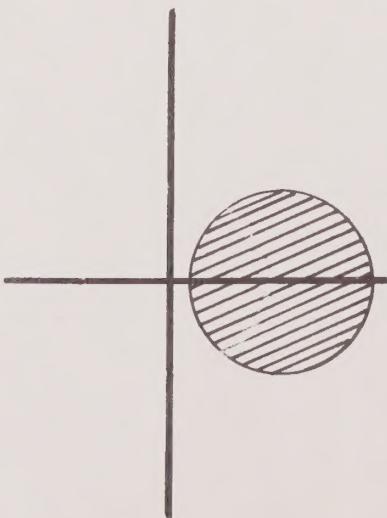
MAP



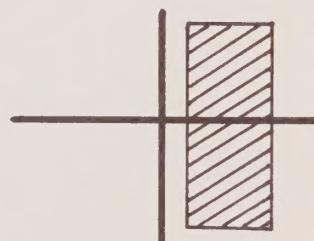
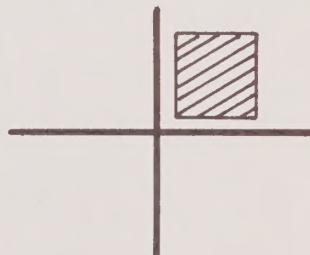
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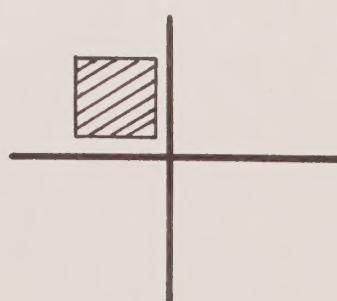
MAP



CONSISTENT



INCONSISTENT



U.C. BERKELEY LIBRARIES



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